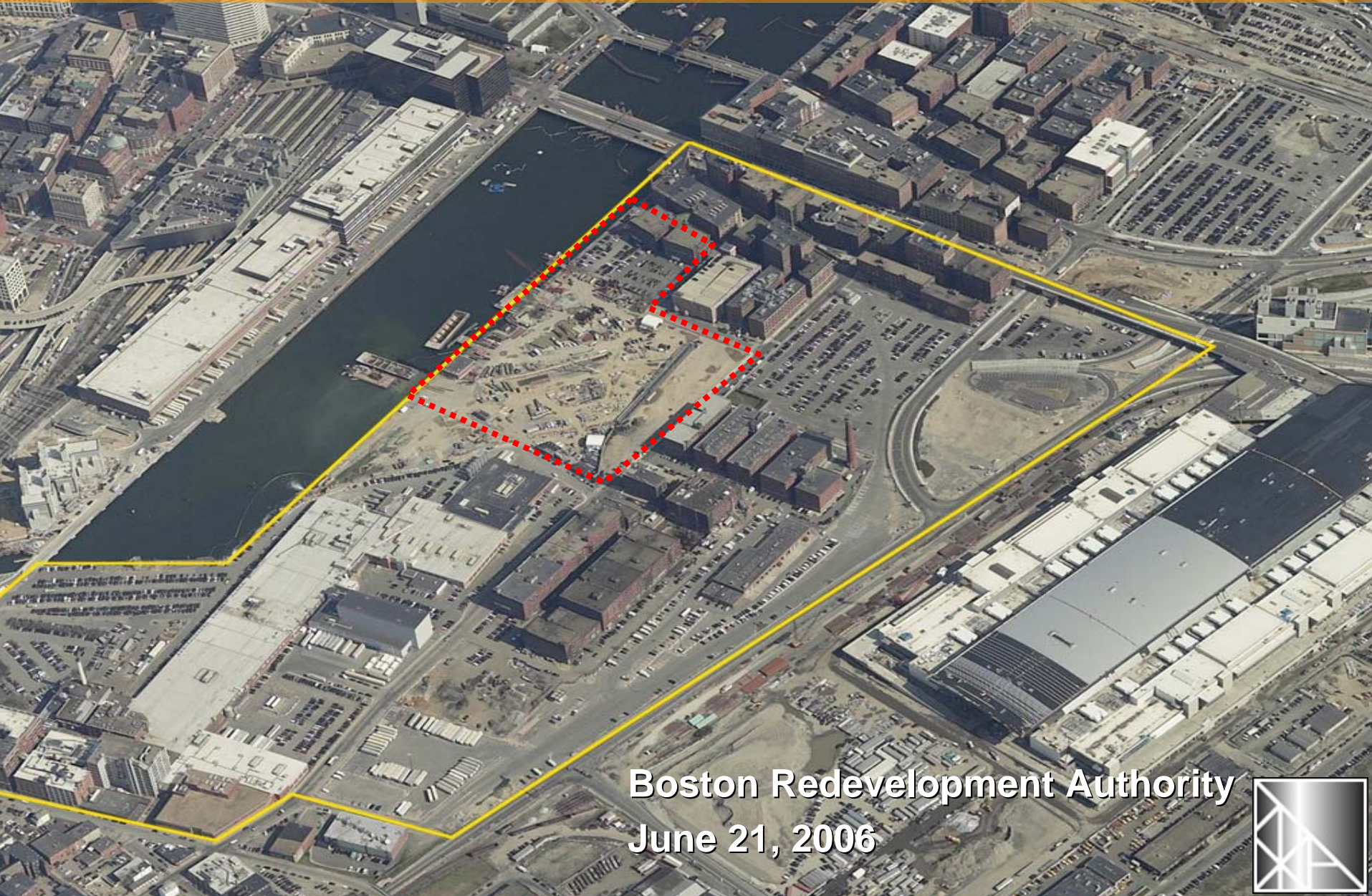


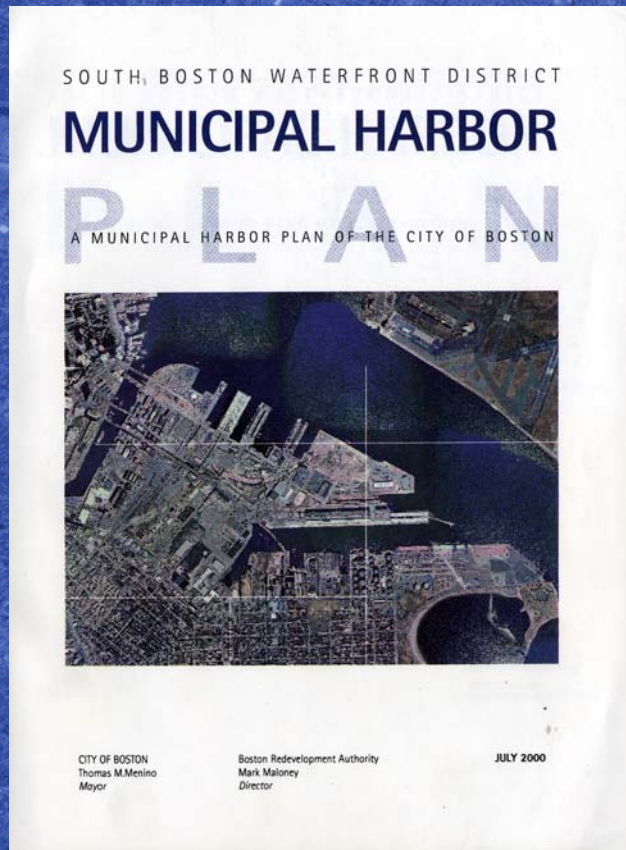
South Boston Municipal Harbor Plan Amendment – Fort Point District South



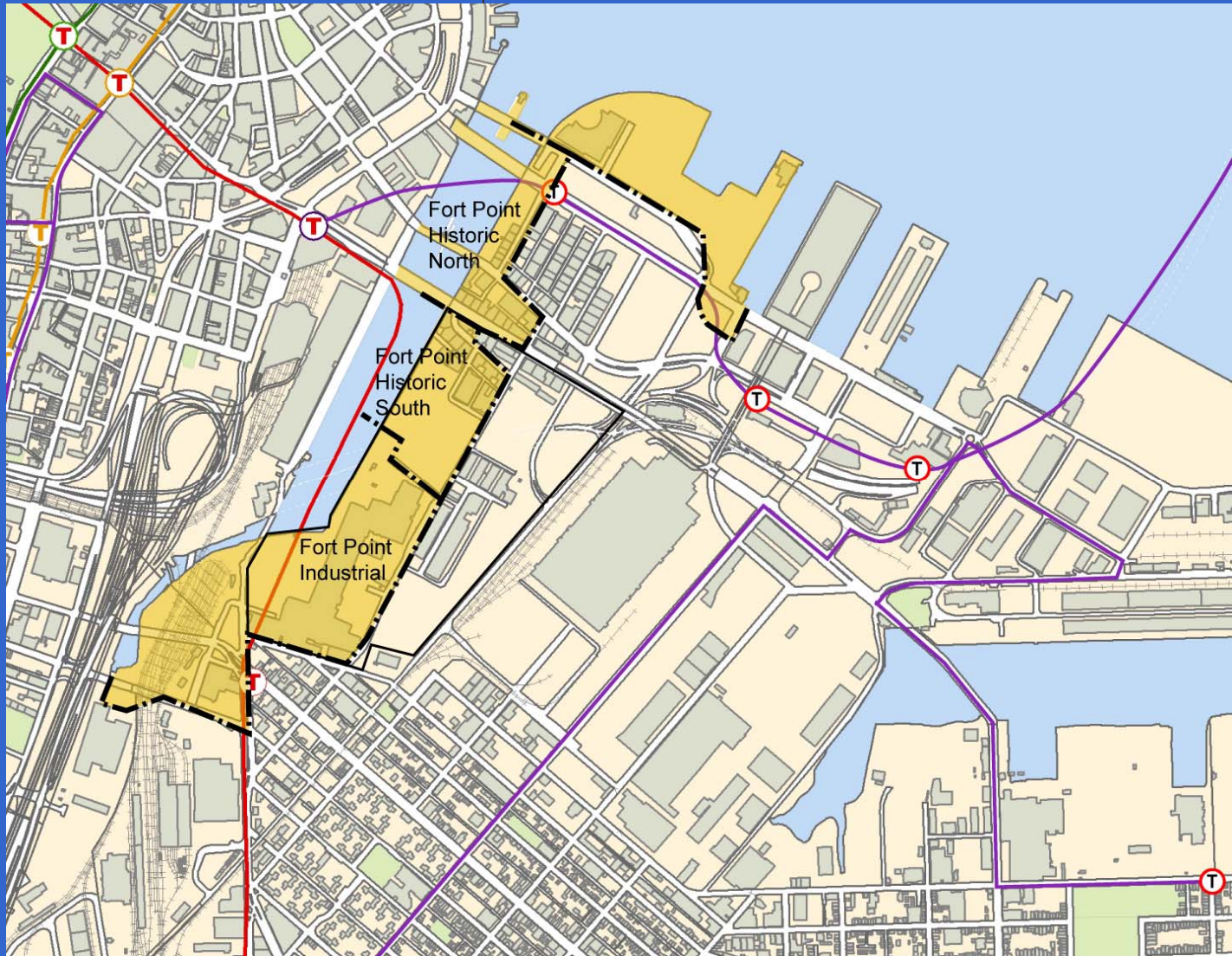
Boston Redevelopment Authority
June 21, 2006



2000 South Boston MHP



2000 MHP Boundary



Decision on
The City of Boston's
South Boston Waterfront District
Municipal Harbor Plan

December 6, 2000

"I am conditioning my approval of the Fort Point Historic South and Fort Industrial Subdistricts upon the completion of a further and more detailed masterplanning effort for this area, already begun by the City, in coordination with Gillette and other landowners and stakeholders."

"The masterplan shall:

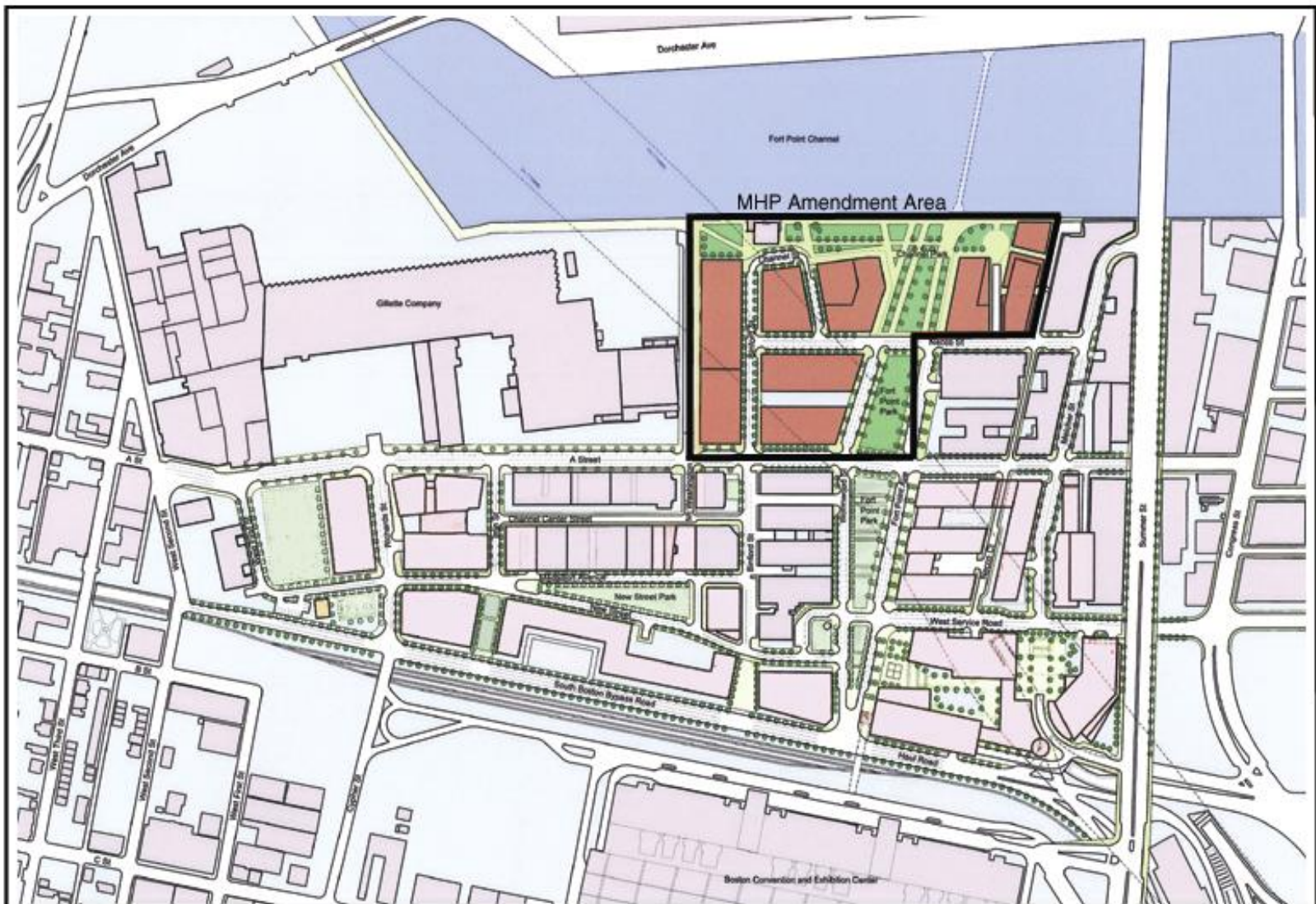
- Protect industrial truck routes
- Define buffer zones to prevent conflicts among land uses
- Ensure public access to high-quality waterfront open space along the Fort Point Channel, pedestrian links to the waterfront from inland areas, and
- Ensure compatibility of new development with the existing historic character of the built environment."



Consistency with Secretary's Decision of the 2000 South Boston MHP

- Provision of additional open space area in excess of that required under the Waterways Regulations. (2 SF shadow offset by 1 SF of open space);
- Area of aggregated open space equal to the area that would be provided under strict application of the Waterways Regulations; and
- Total building massing allowable under the MHP Amendment is comparable to that allowed under Chapter 91;





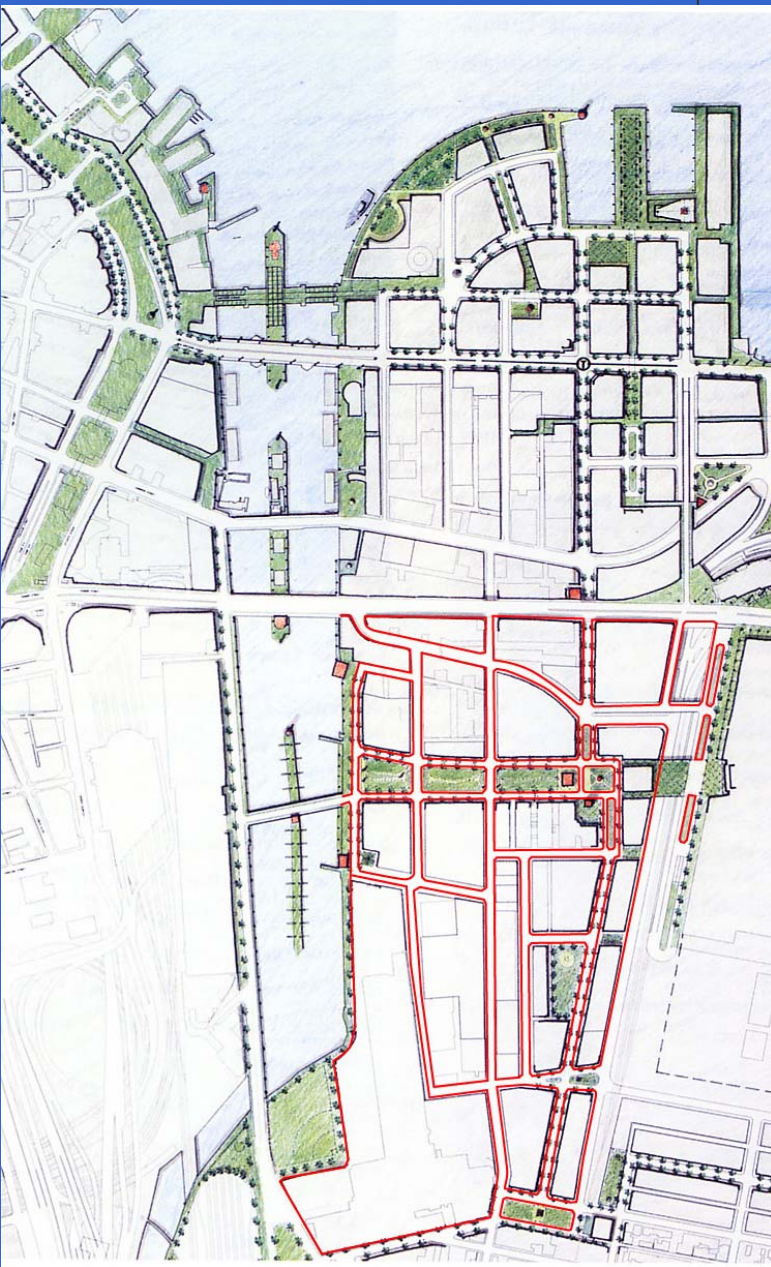
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 South Boston Municipal Harbor Plan Amendment
 Fort Point District South

Figure 5-1
 100 Acres Master Plan

0 100 200 500
 scale feet

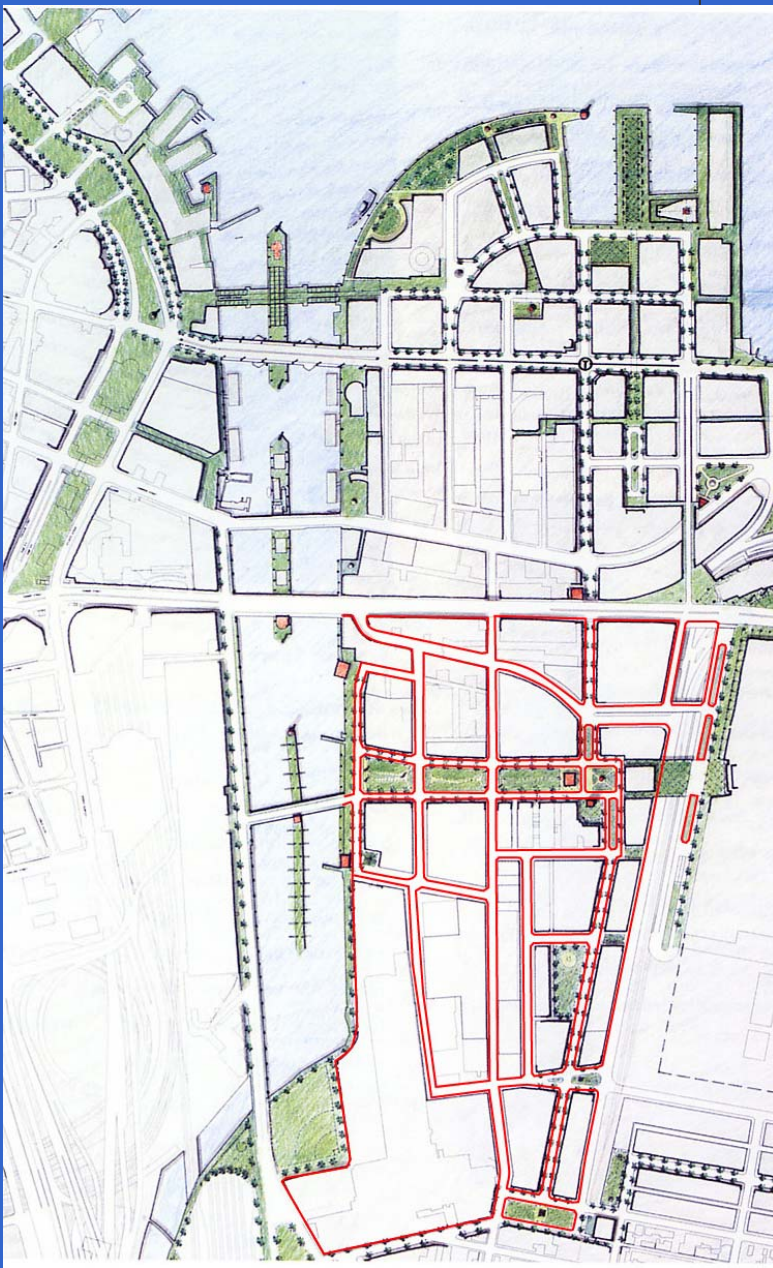
Seaport Public Realm Plan Planning Principles

- Design the Seaport's waterfront as a major extension and enrichment of Boston's existing public realm
- Create an integrated street network
- Offer active and assorted water based uses
- Expand water and land-based transportation
- Respect existing pattern of building heights and their relationship to the water



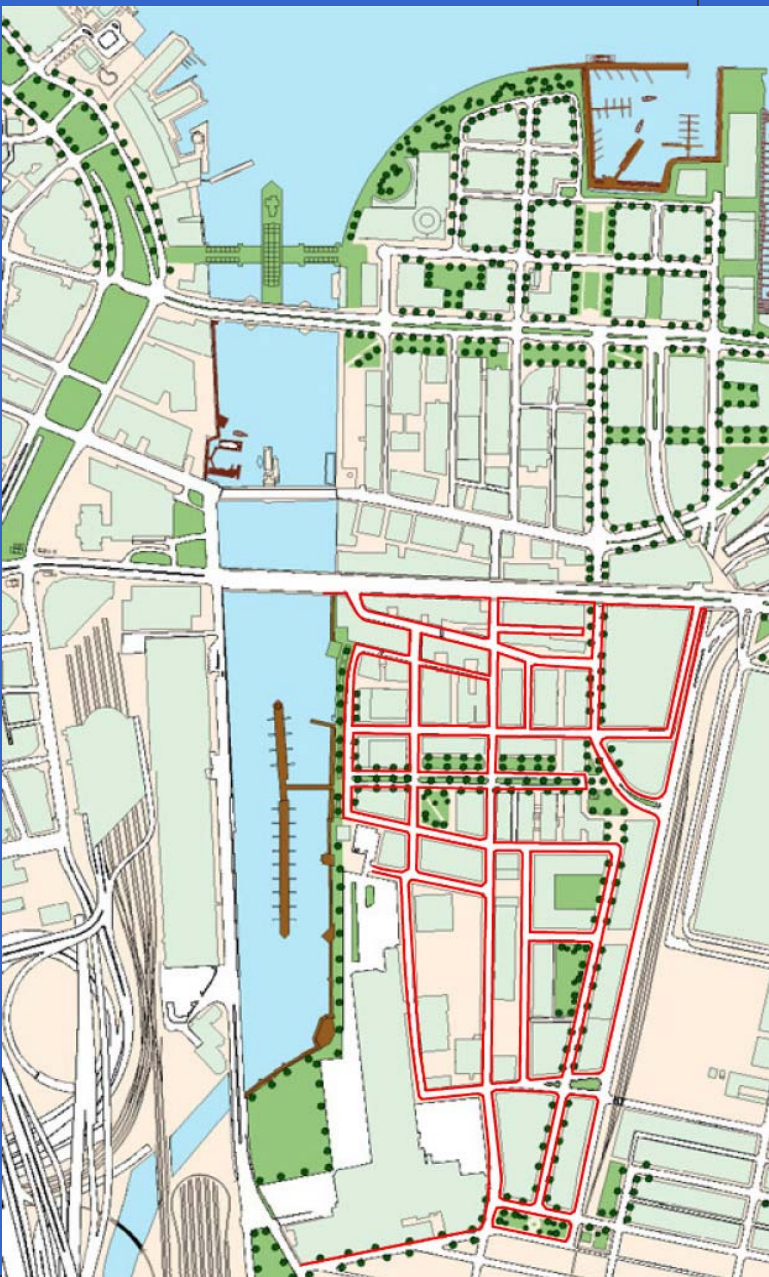
Seaport Public Realm Plan Planning Principles cont.

- Support the development of affordable housing and artist live-work space
- Create an area with many civic and public uses
- Develop an open space system with both large public space resources shared at their edges, as well as smaller-scaled parks and open spaces within neighborhoods

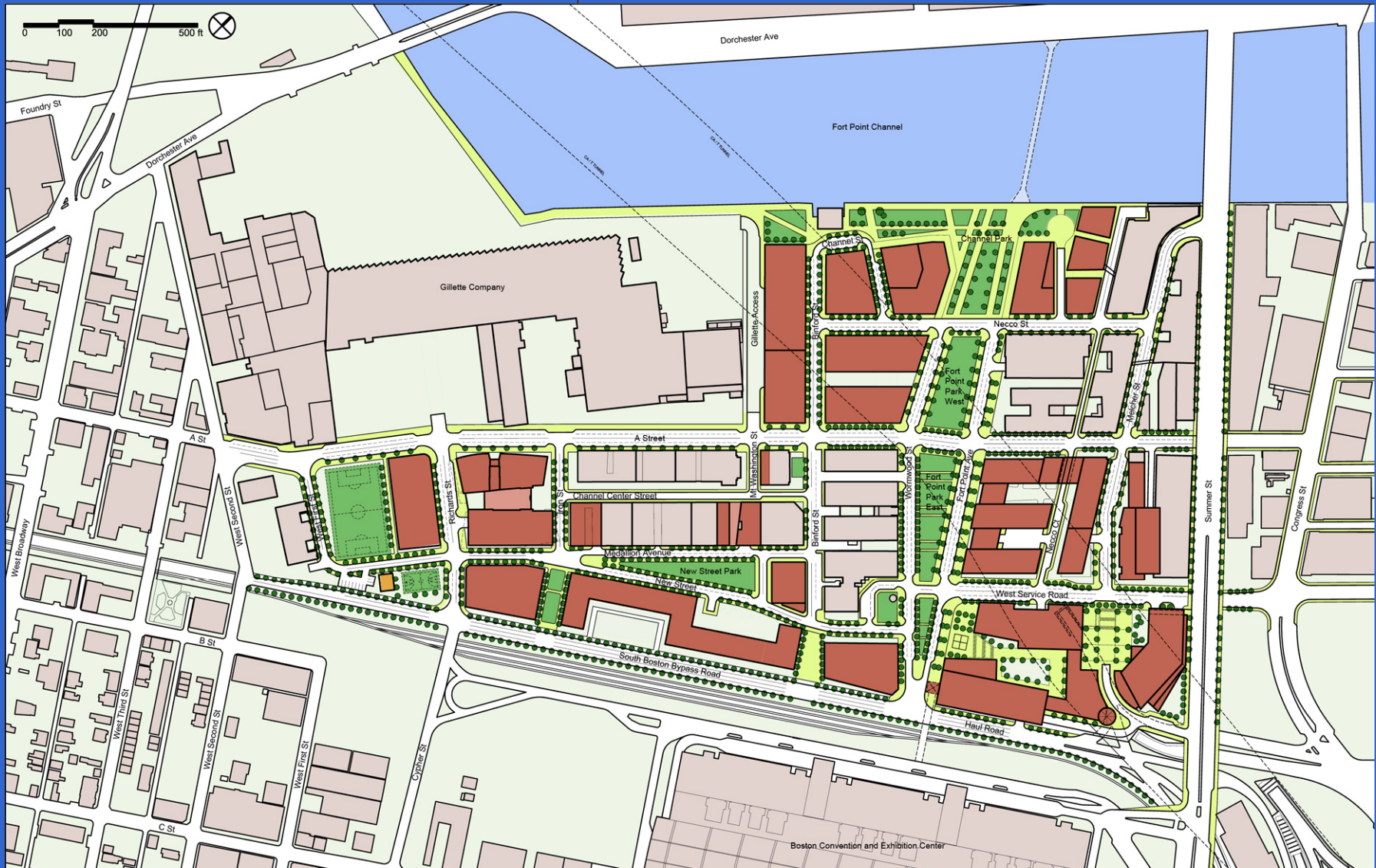


2000 South Boston MHP Planning Principles

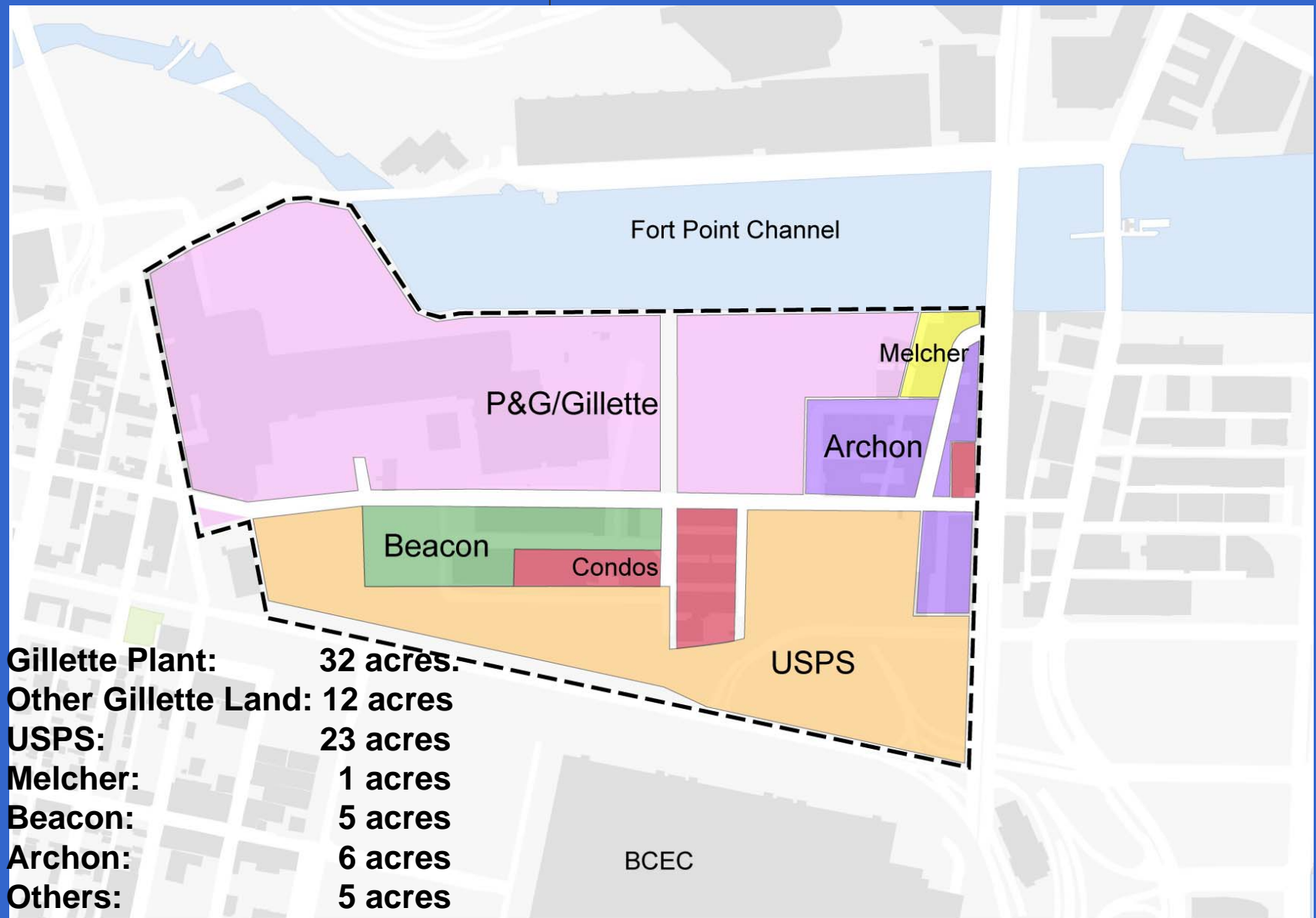
- Support the District's broad mix of uses, while increasing the presence of residential uses
- Promote public access to the Fort Point waterfront and non-waterfront retail, commercial, cultural, and public areas
- Support activation of the Fort Point Channel
- Creation of pedestrians links: waterfront promenades and pedestrian bridges connecting to downtown
- Appropriate transitional buffers between industrial use and mixed-use areas



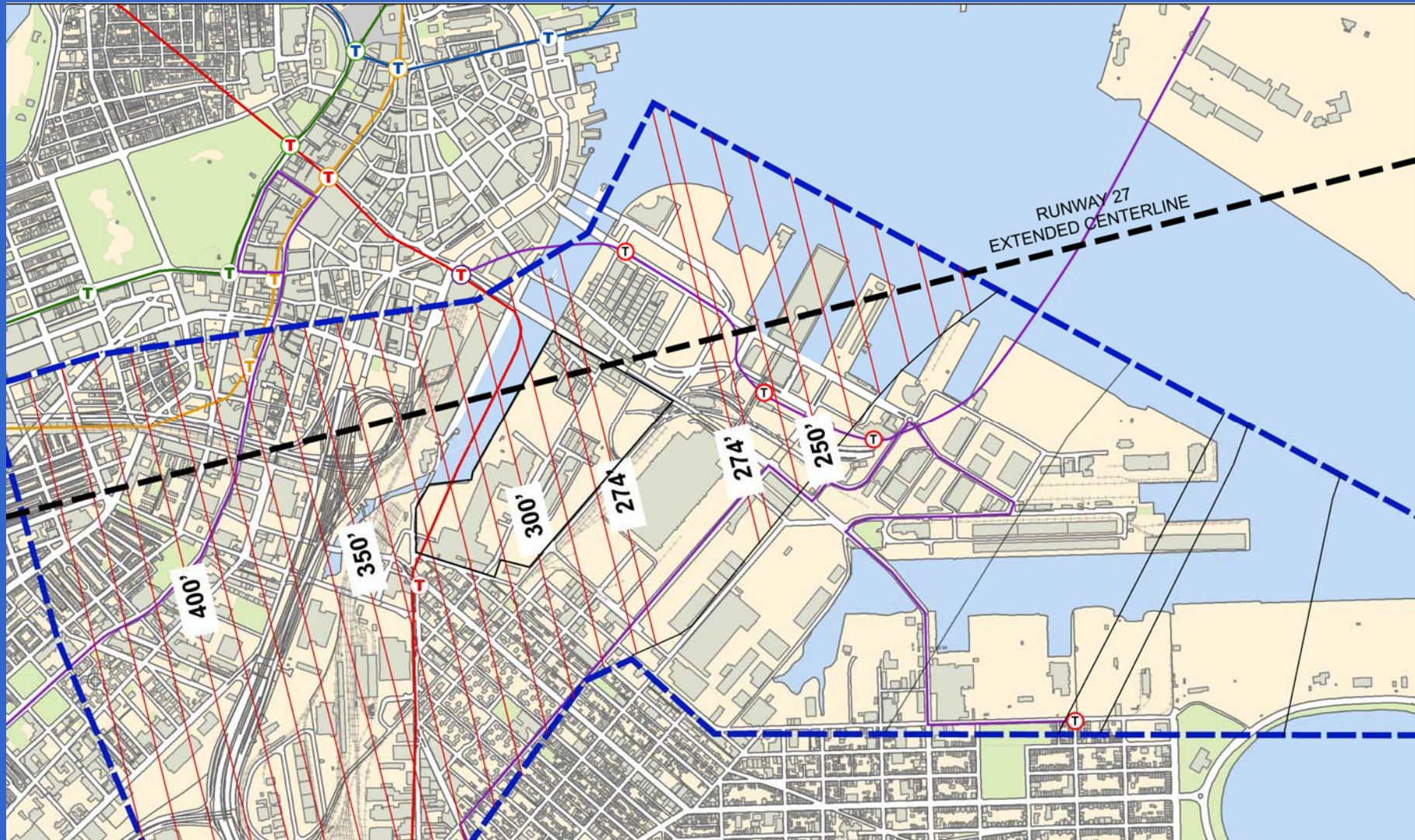
100 Acres Master Plan (2006)



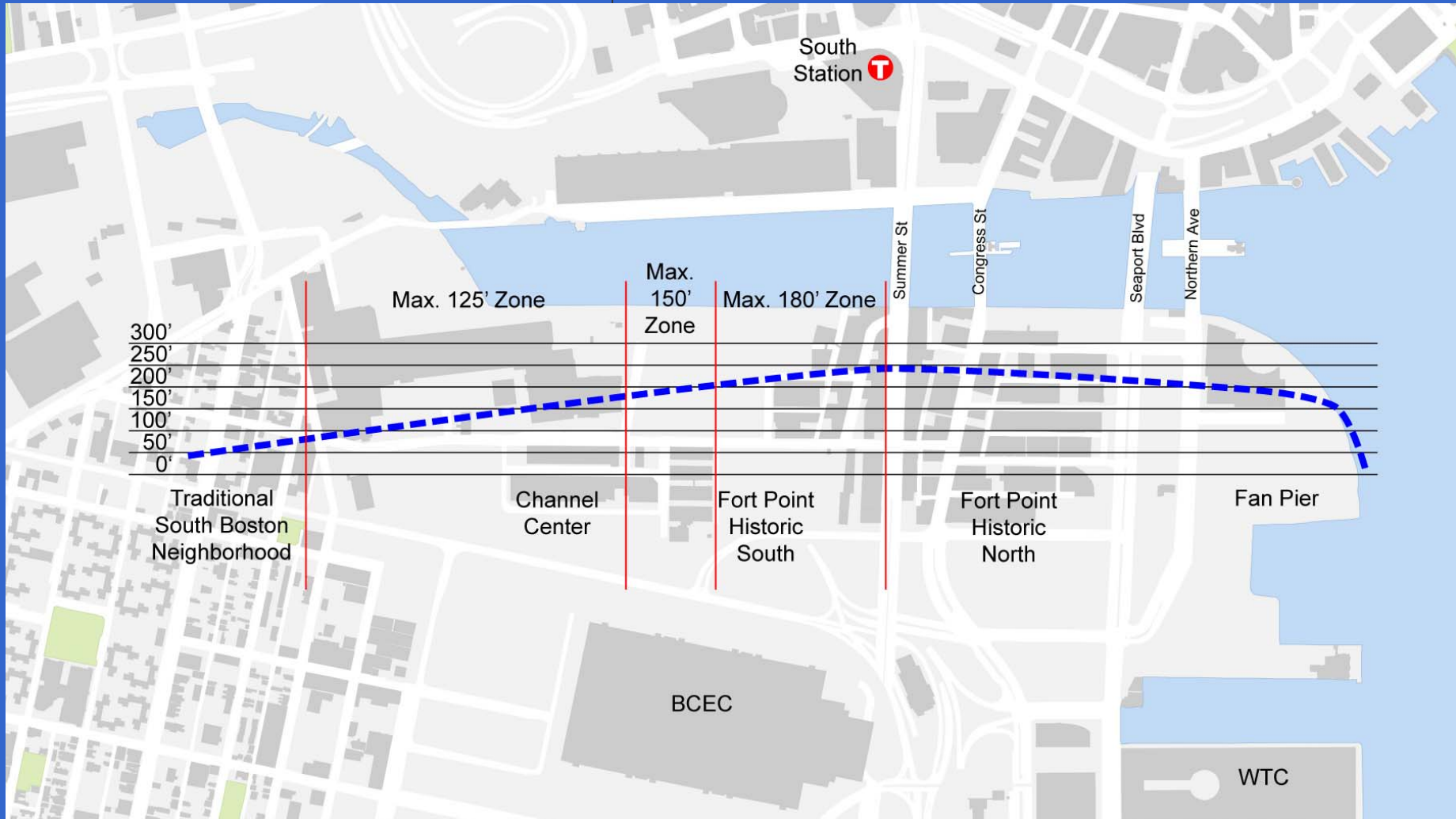
Ownership



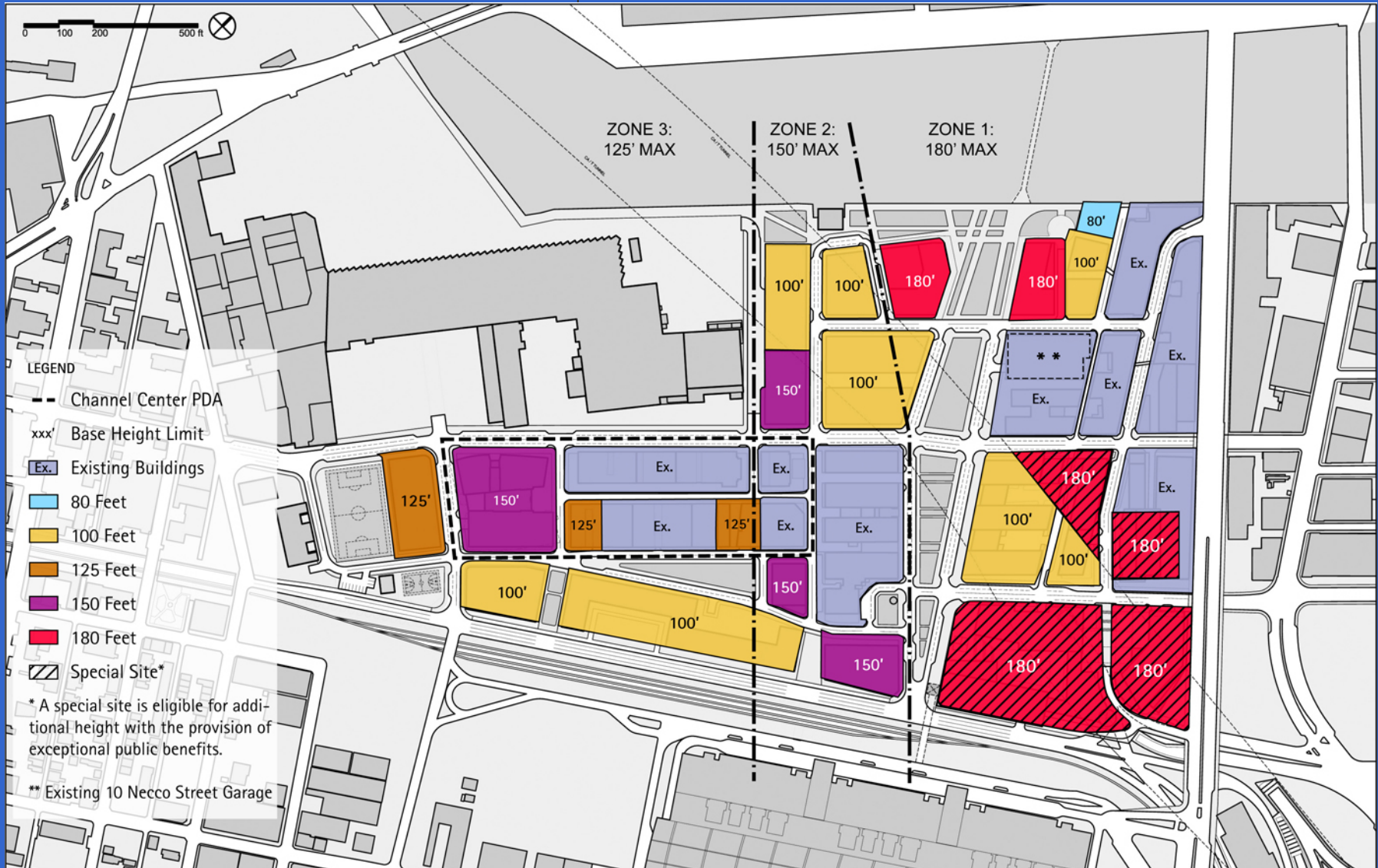
FAA Height Limits



Height Concept



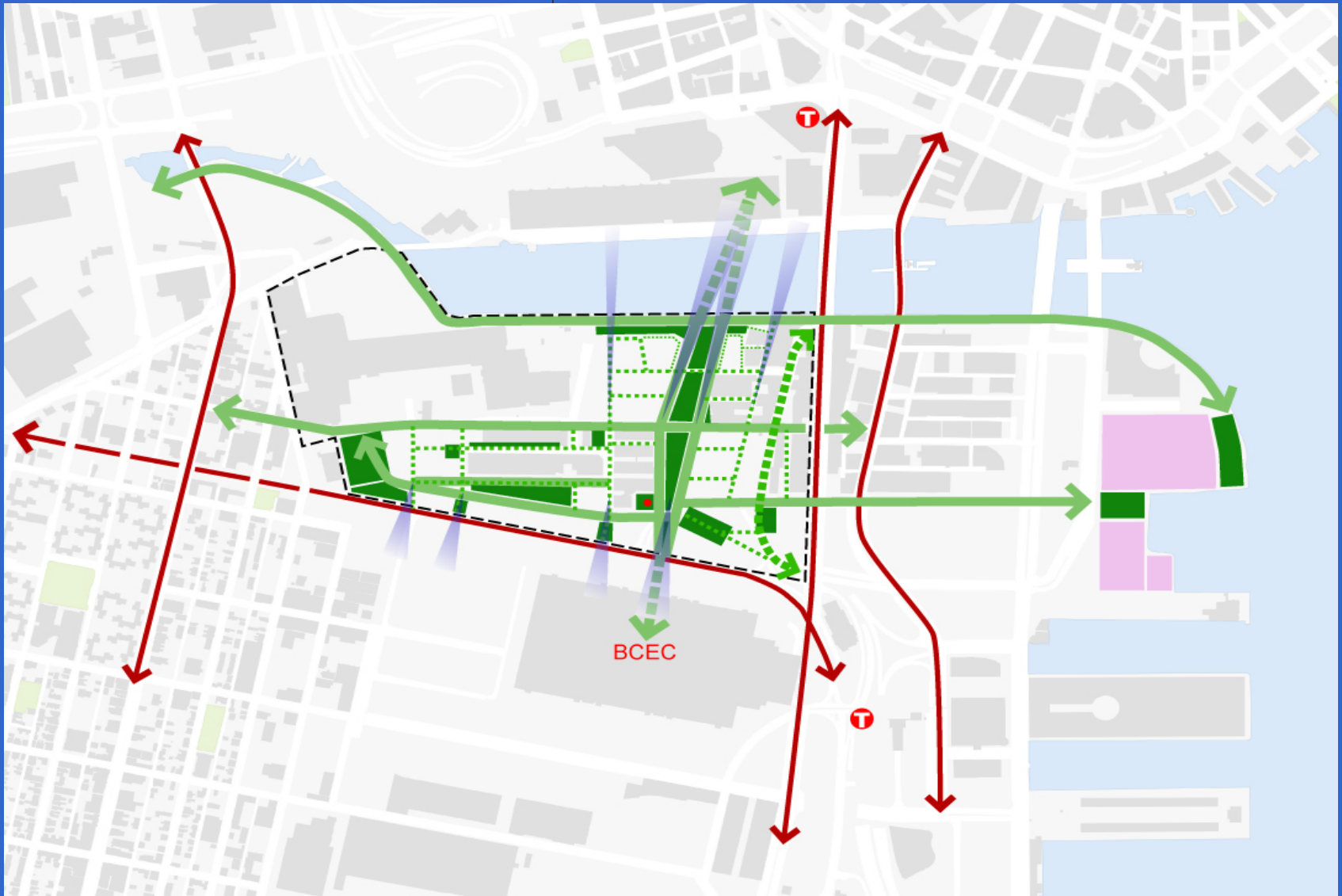
Height Plan



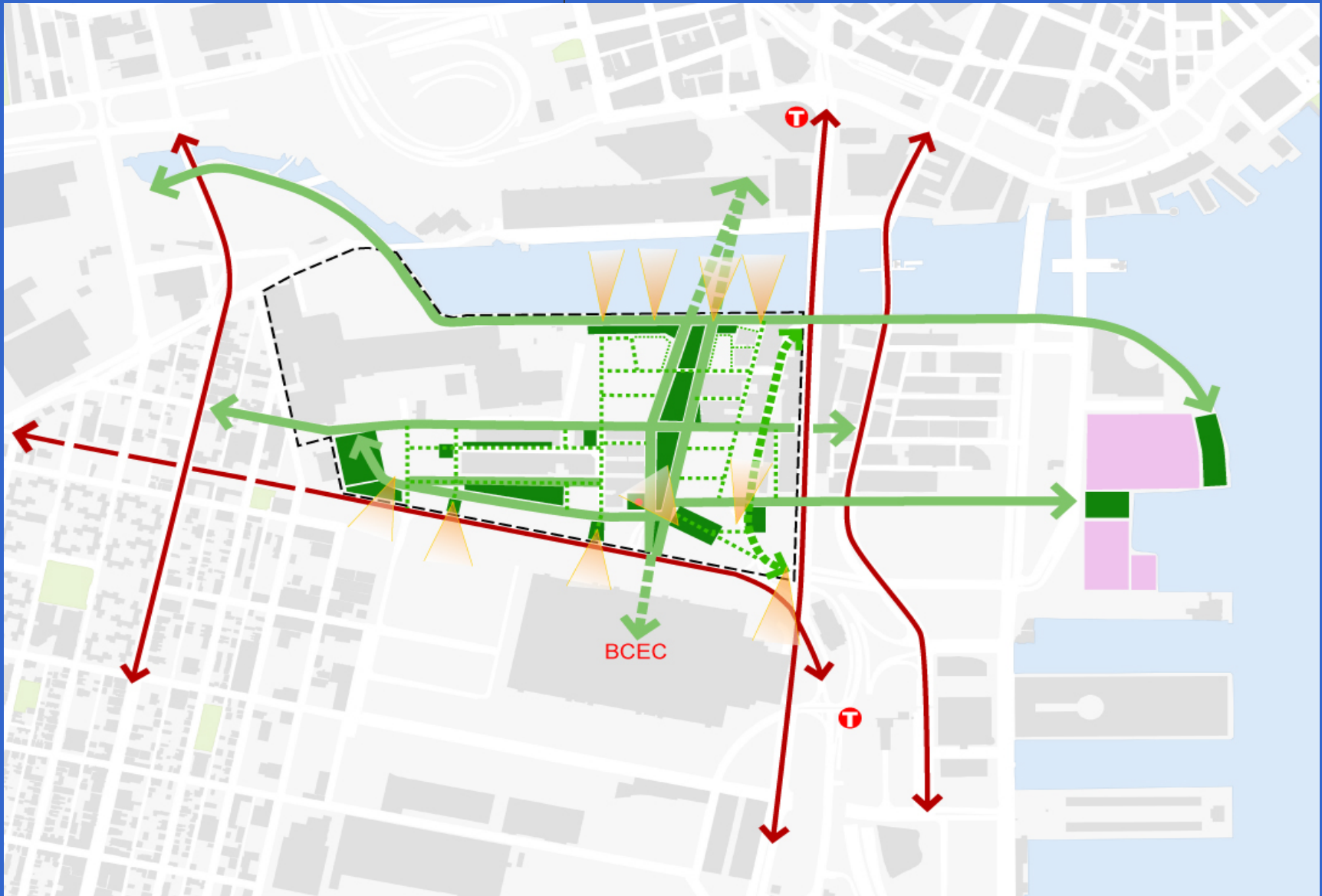
Open Space



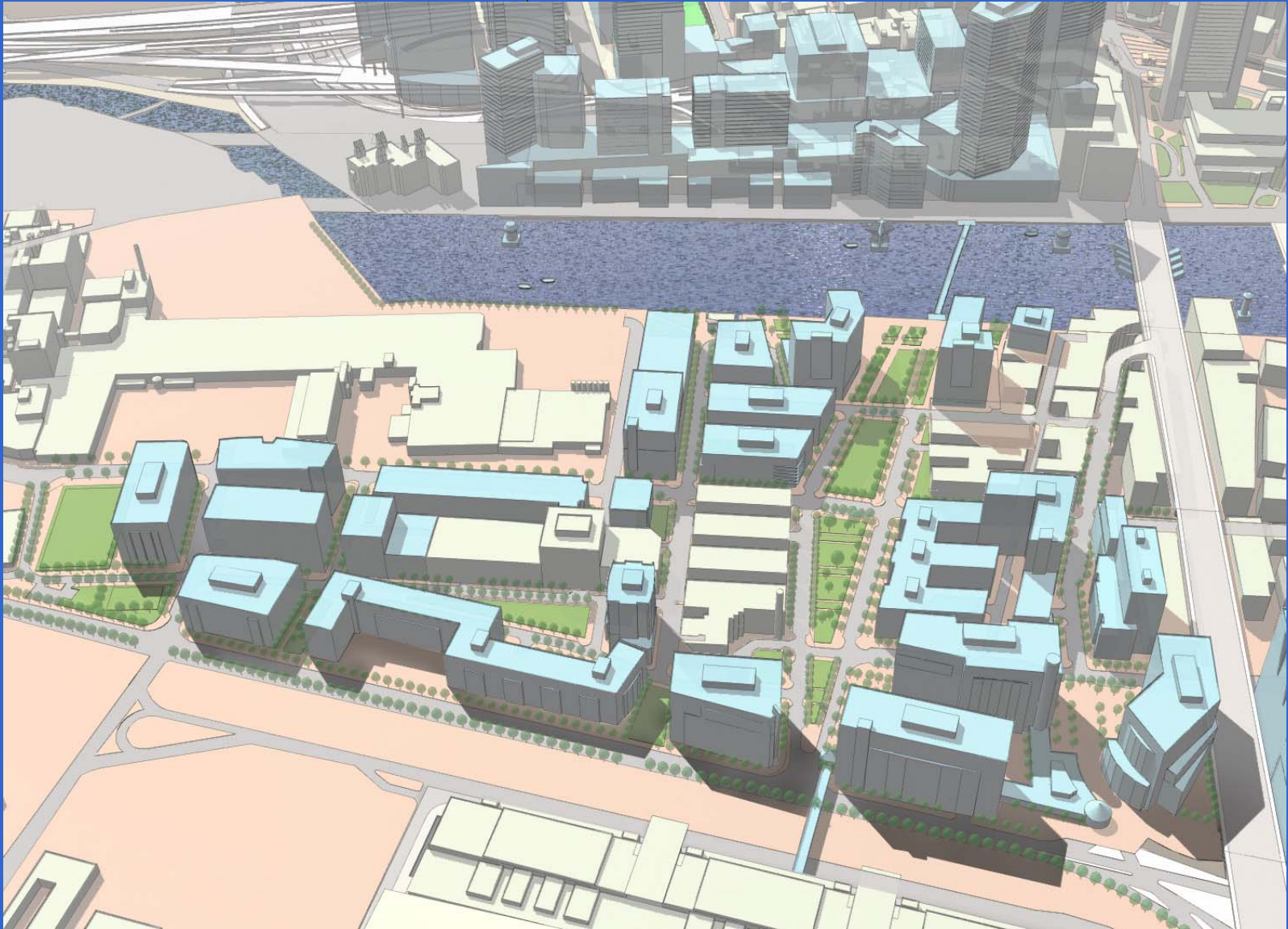
View Corridors



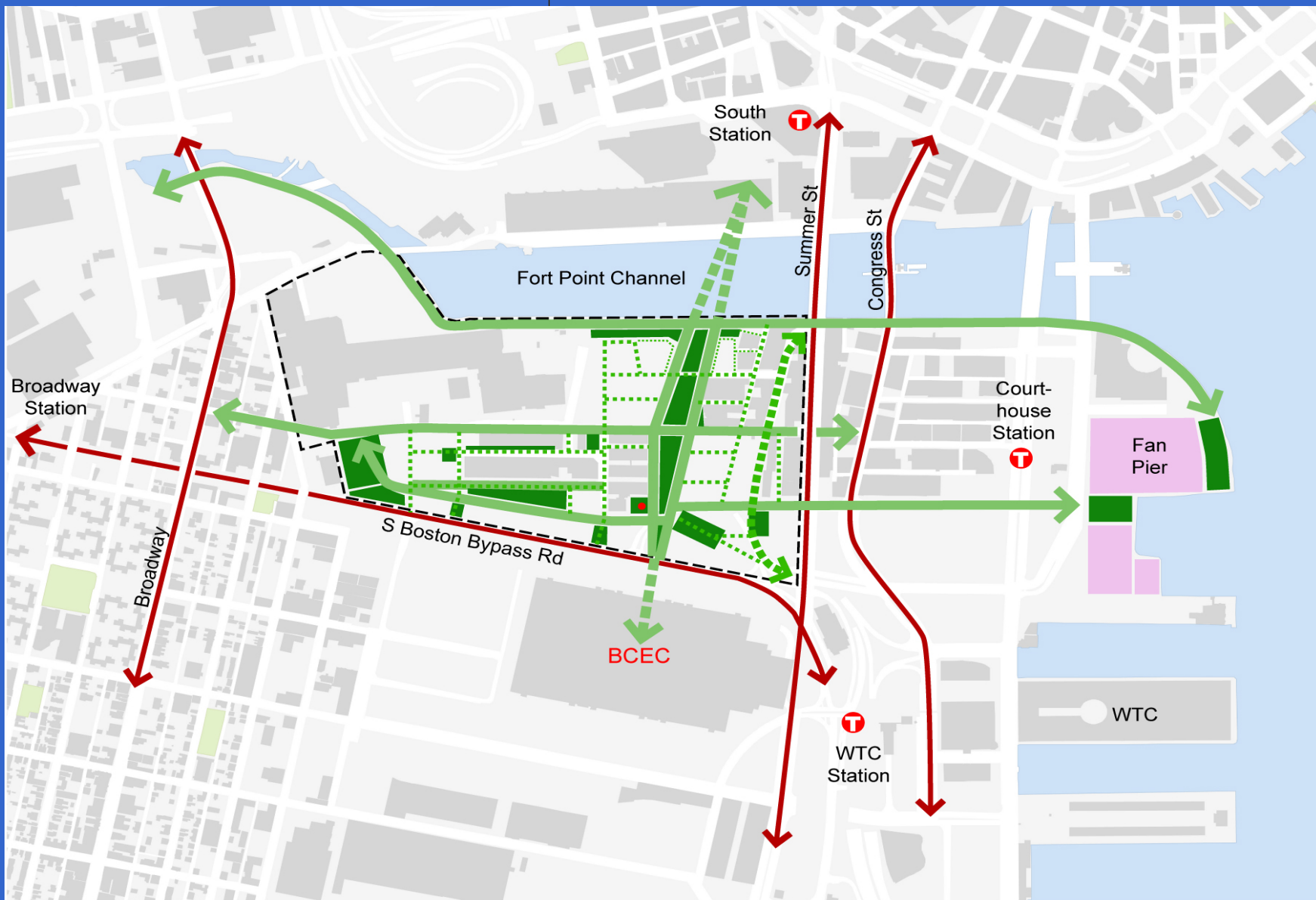
Vistas



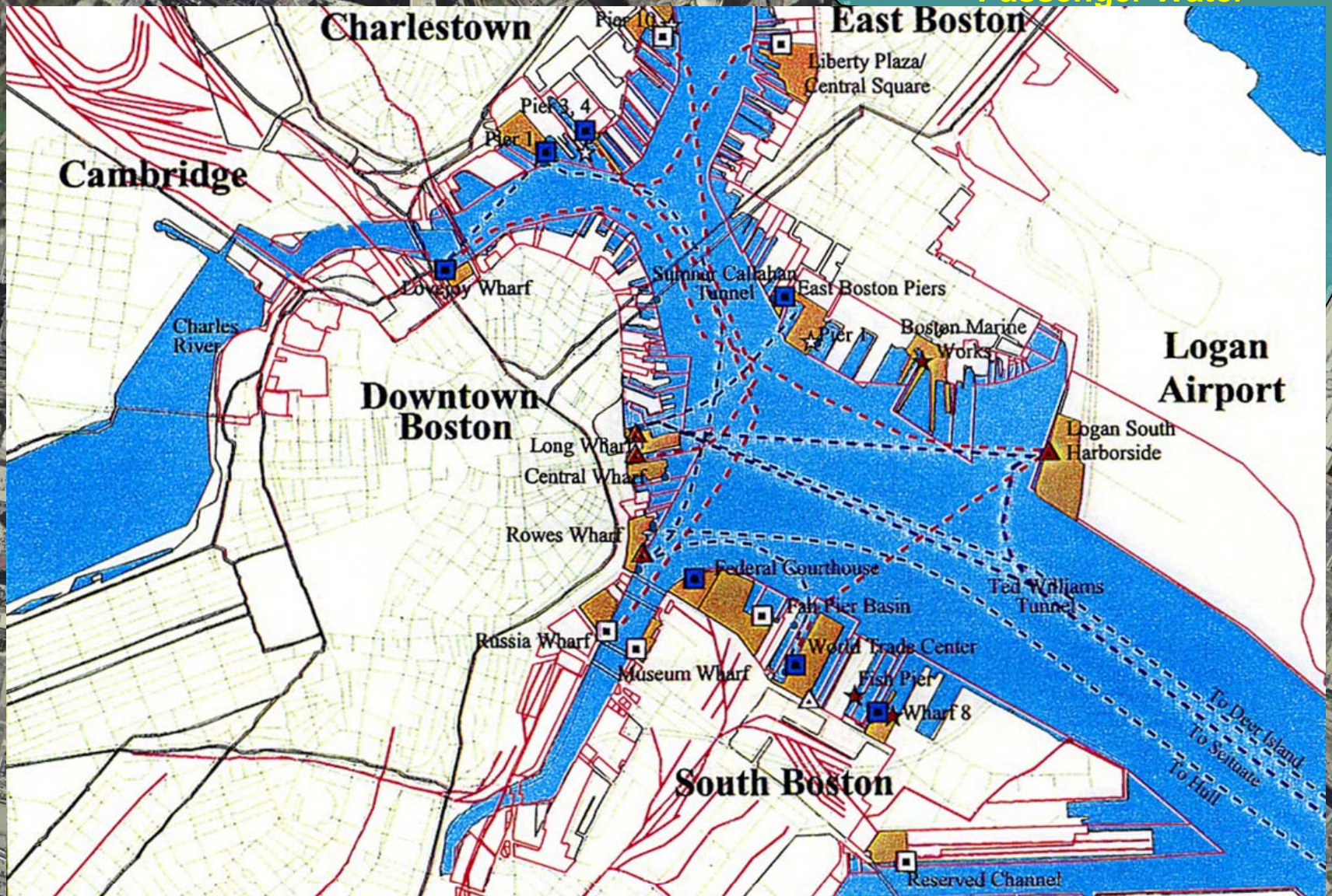
3-D Buildout Model

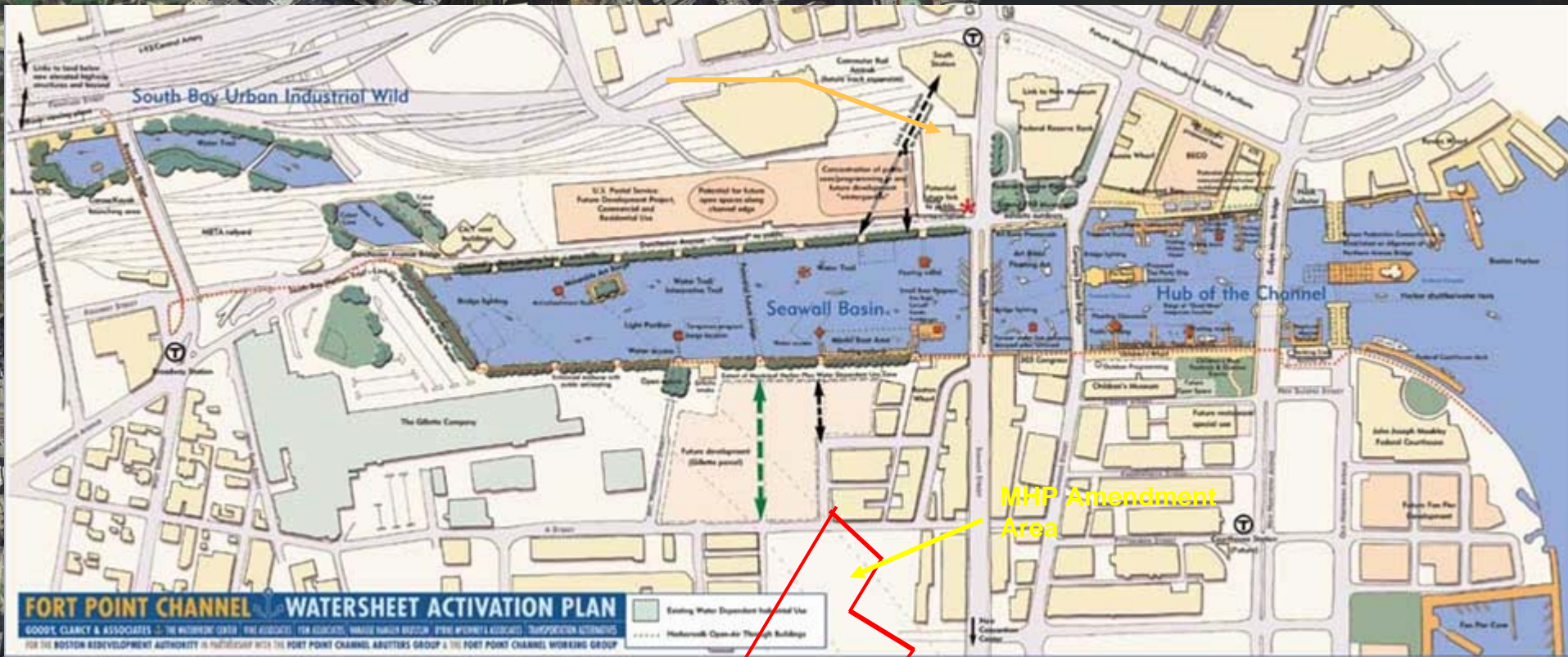


Context



Inner Harbor
Passenger Water





Central Artery/
Tunnel



Boston Harbor Cleanup

The Boston Globe

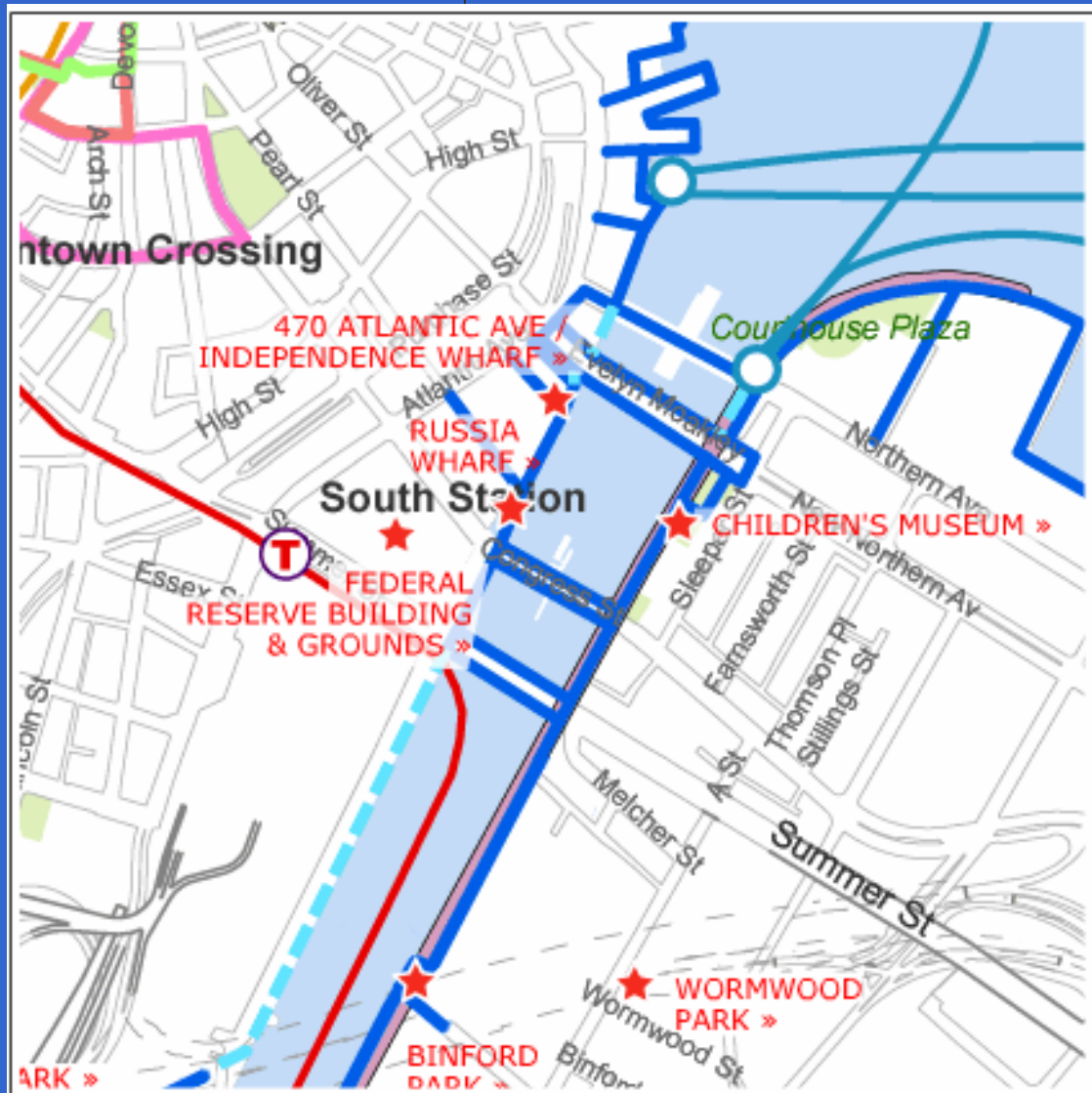
Friday September 2, 1988

**IN BOSTON, BUSH BLAMES RIVAL FOR
DELAYS IN HARBOR CLEANUP**

Author: By Christine Chinlund, Globe Staff



Harborwalk



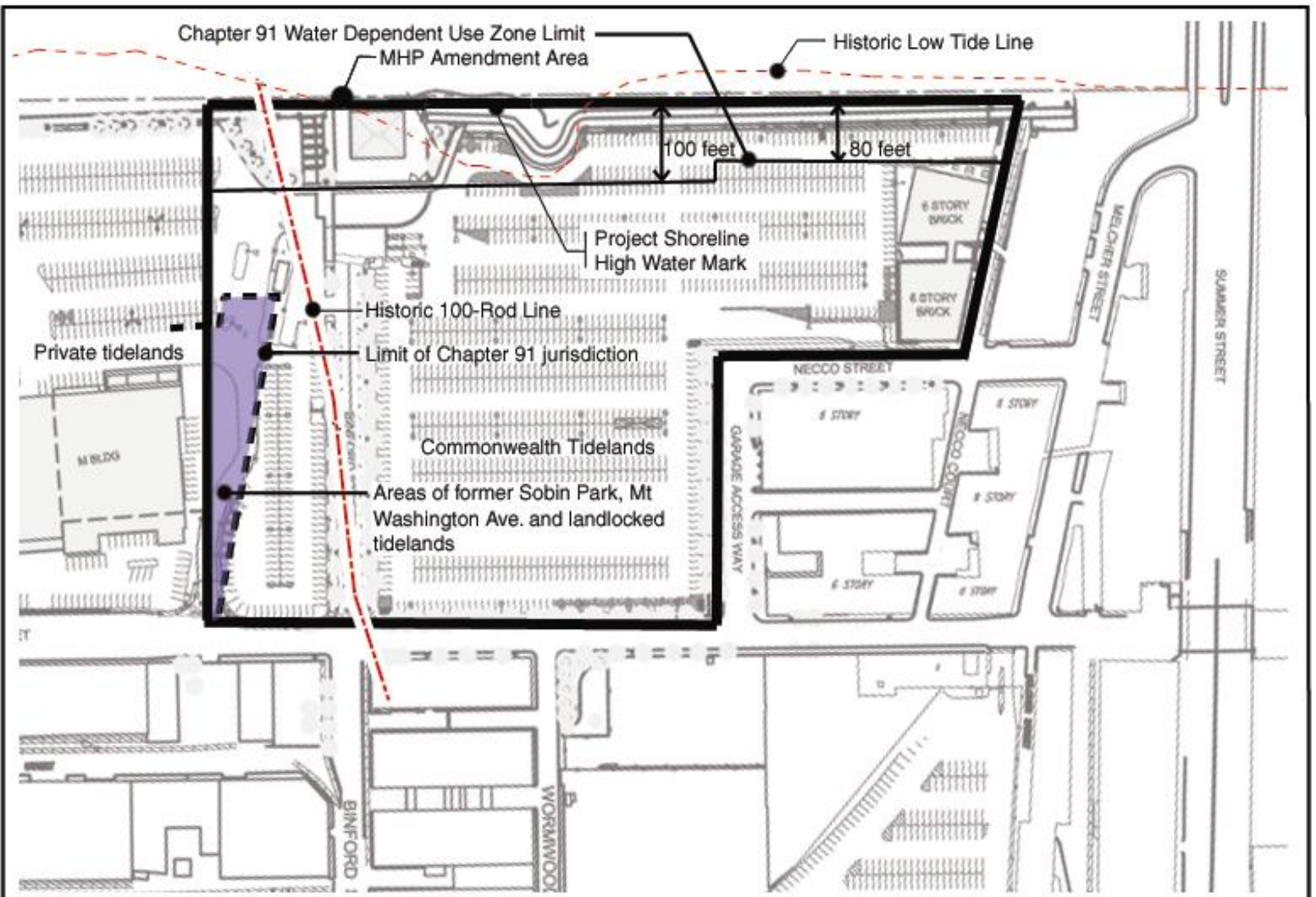
Harborwalk



South Boston MHP Amendment Proposed Substitutions

- Pedestrian Access Network
- Building Height
- Water Dependent Use Zone
- Facilities of Public Accommodation





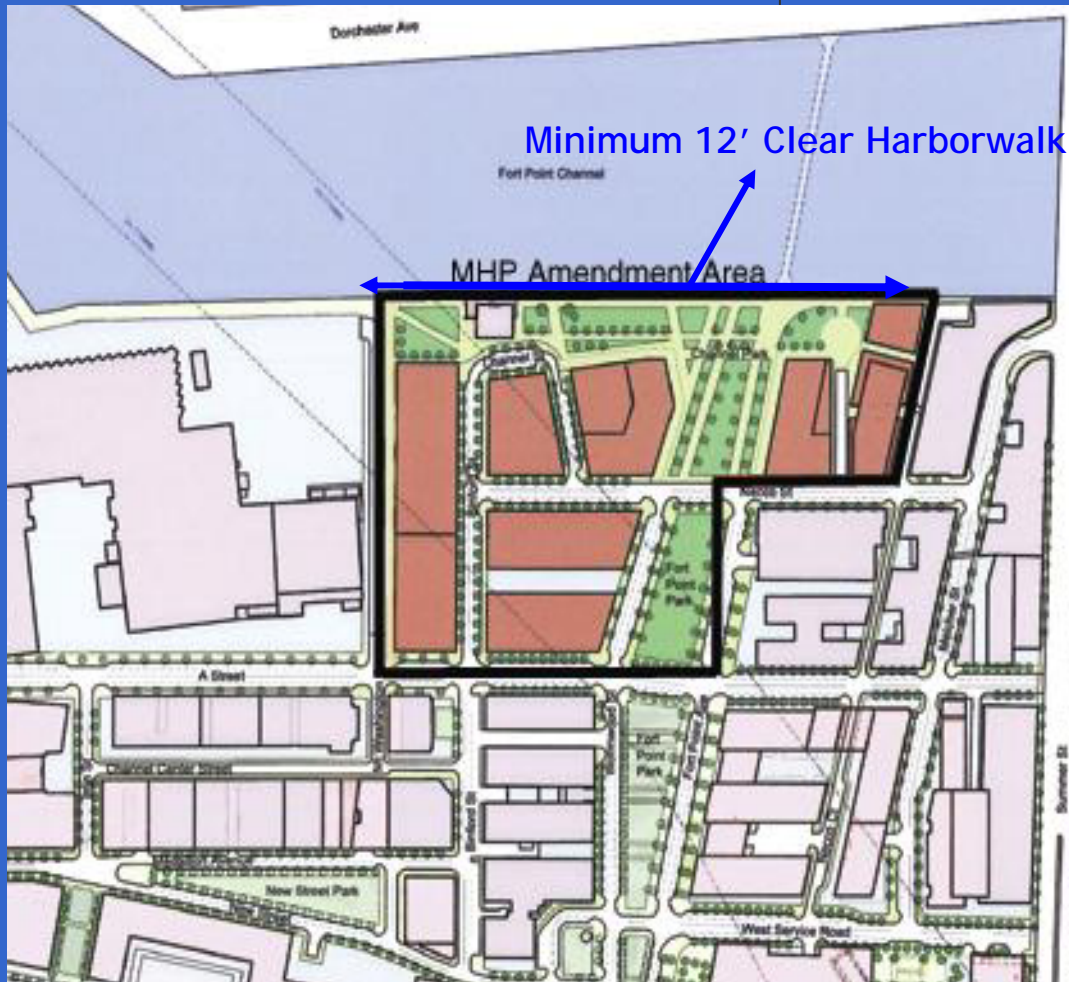
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 South Boston Municipal Harbor Plan Amendment
 Fort Point District South

Figure 1-2
 Chapter 91 Regulatory Limits

0 100 200 300
 scale feet



Pedestrian Access Network Substitute Provision

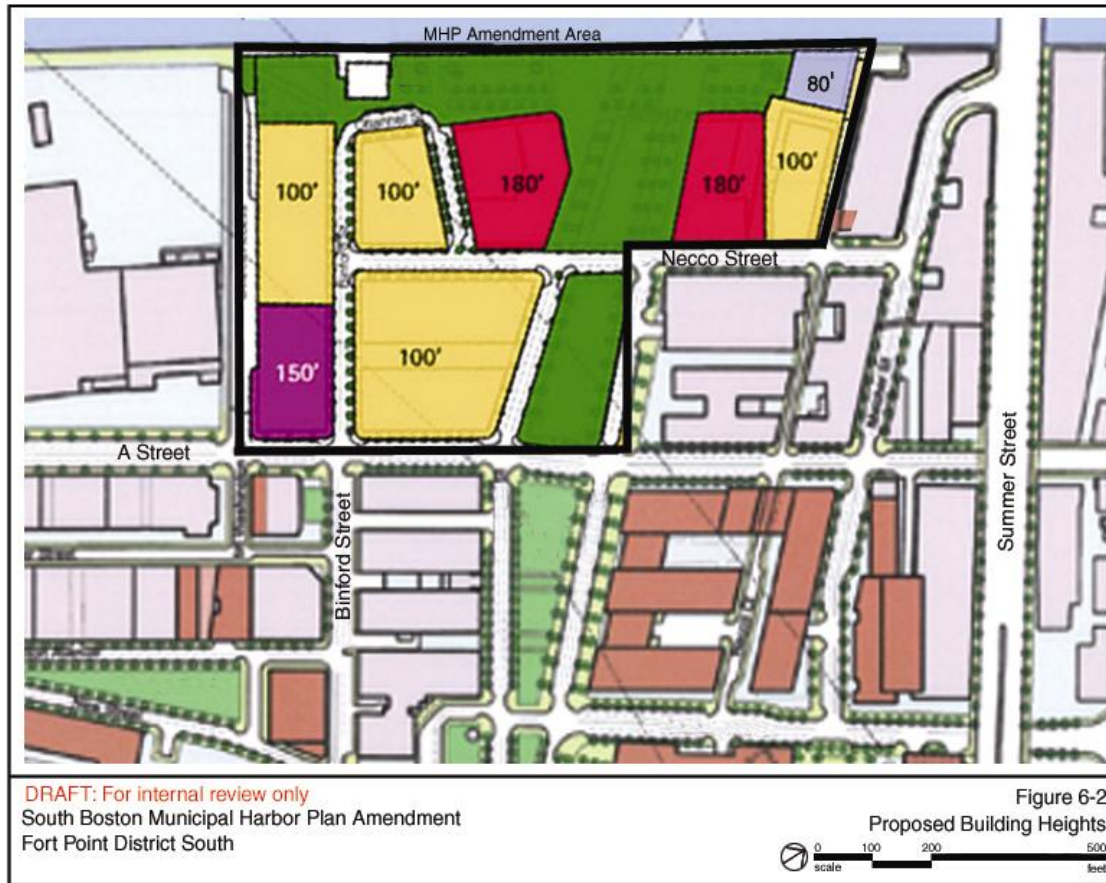


- Minimum standard would be widened to 12 feet clear from the existing standard of 10 feet



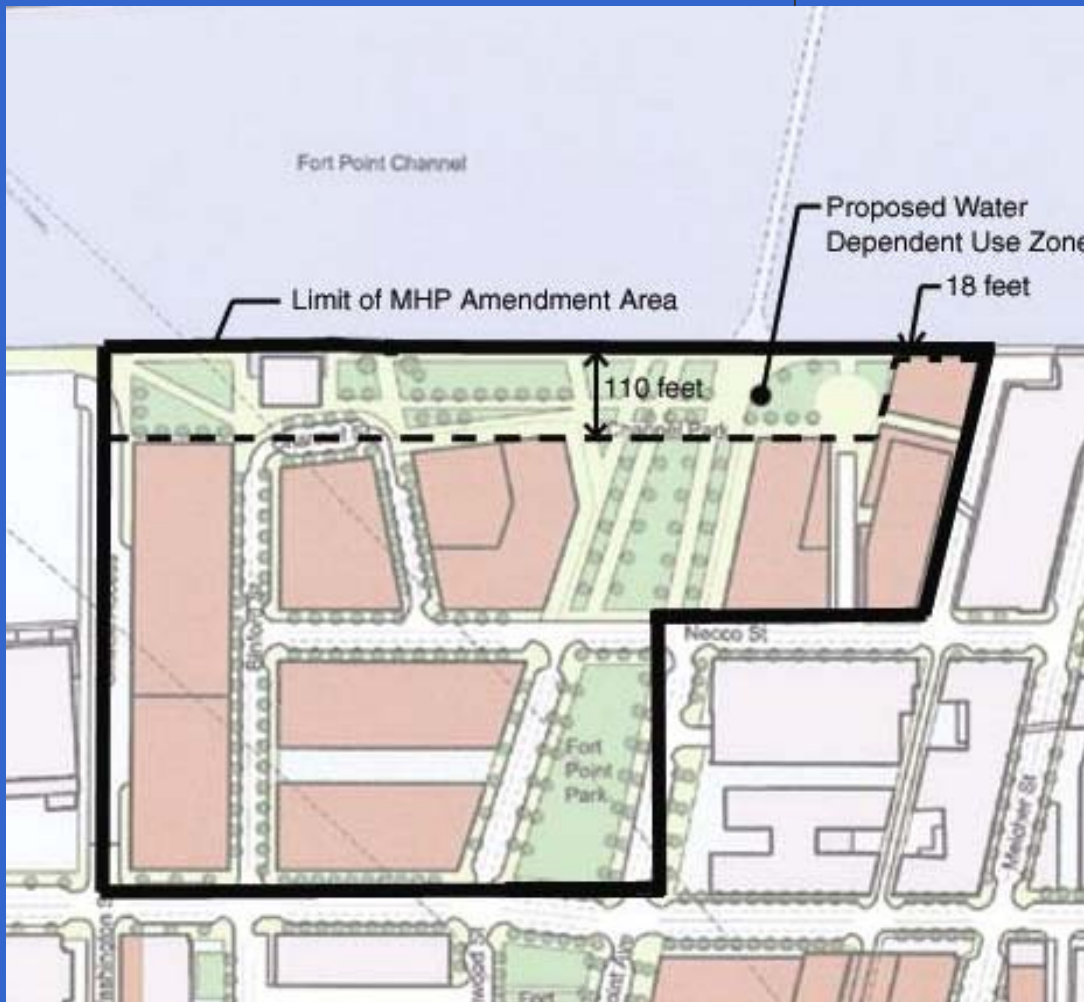
Height Limitation Substitute Provision

- Refined building heights ranging from 80 feet to 180 feet
- Offset of 1 SF of Open Space per 2 SF of Net New Shadow



Water Dependent Use Zone Substitute Provision

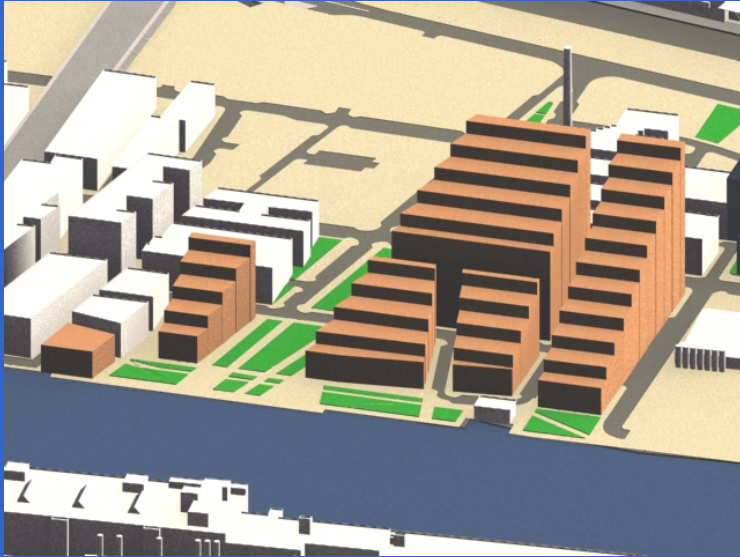
- Reconfiguration of WDUZ adjacent to Necco Ct.
- WDUZ would provide 110 foot setback along most of project shoreline



Facilities of Public Accommodation Substitute Provision

- Revised standards will establish a minimum percentage of “standard” FPA’s
- Offsetting benefits would be required for a project that doesn’t provide quantity of FPAs that would otherwise be required in the absence of this MHP Amendment





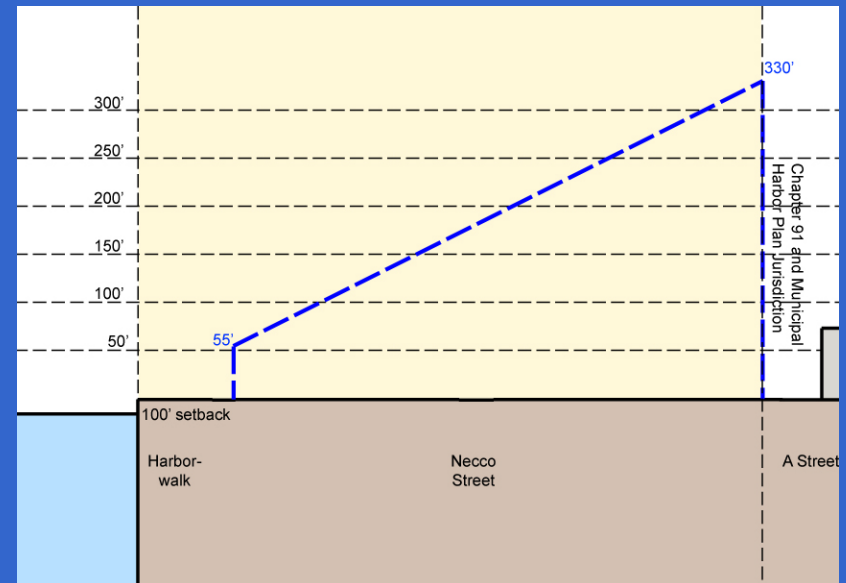
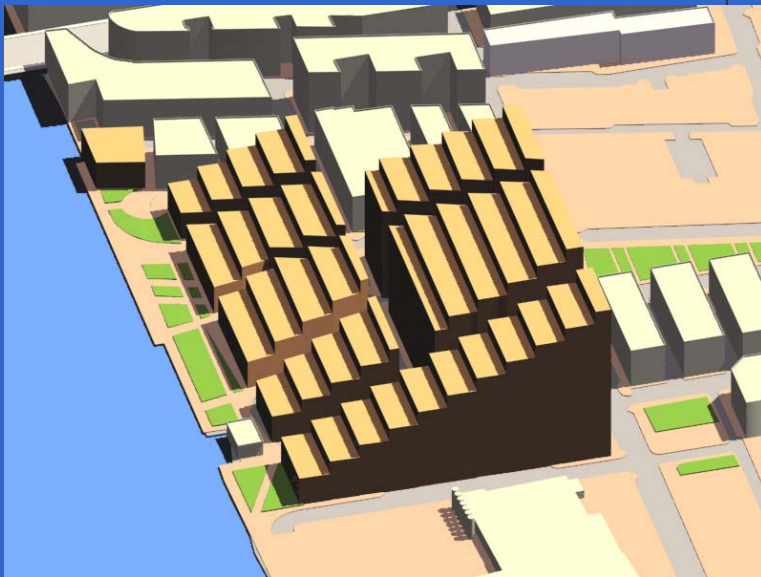
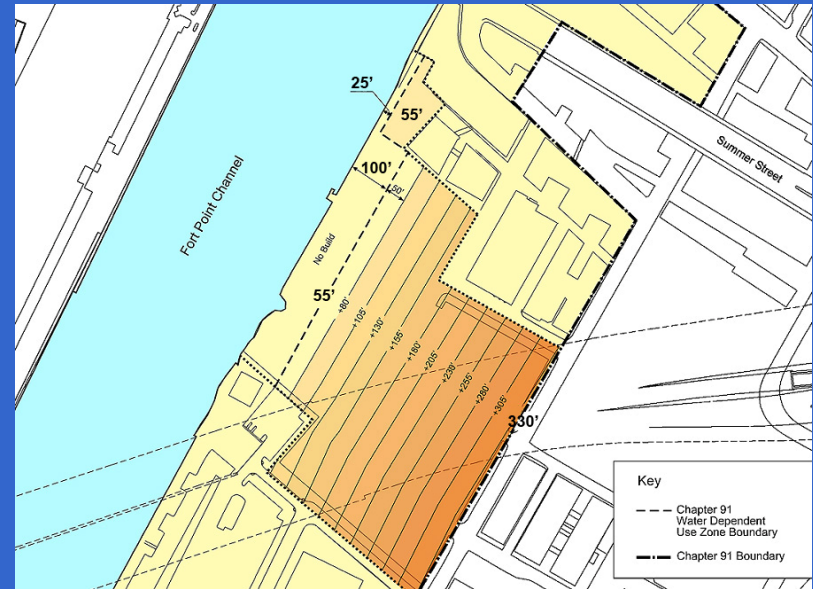
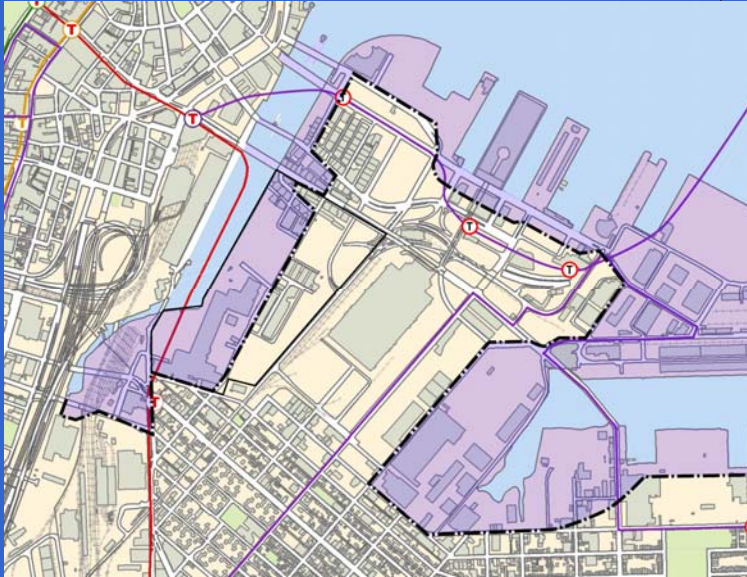
2000 MHP



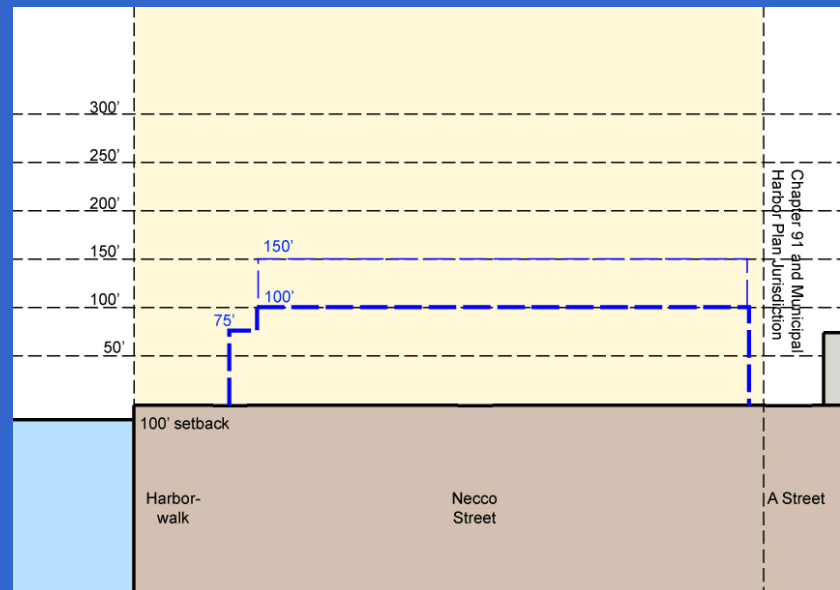
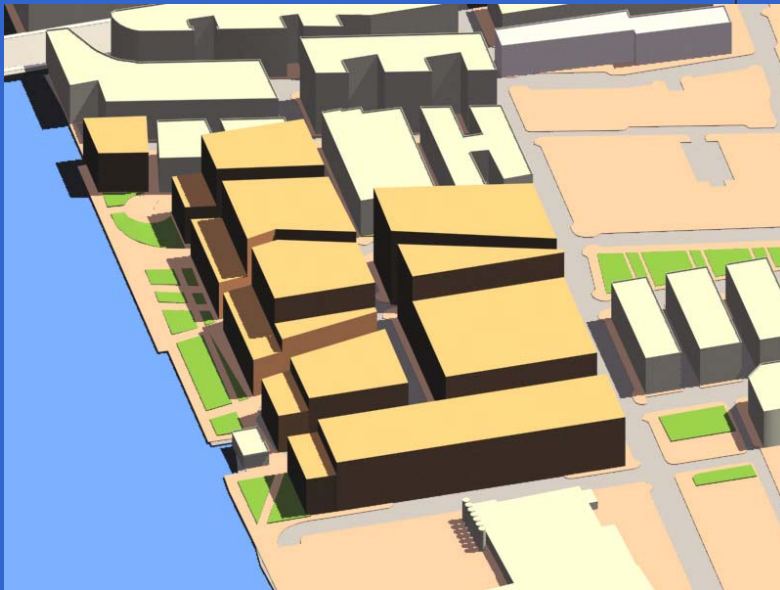
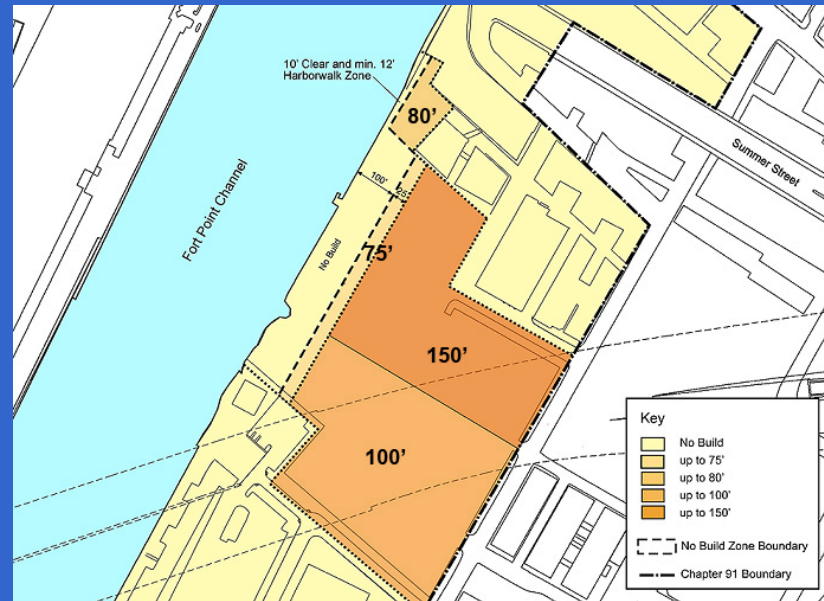
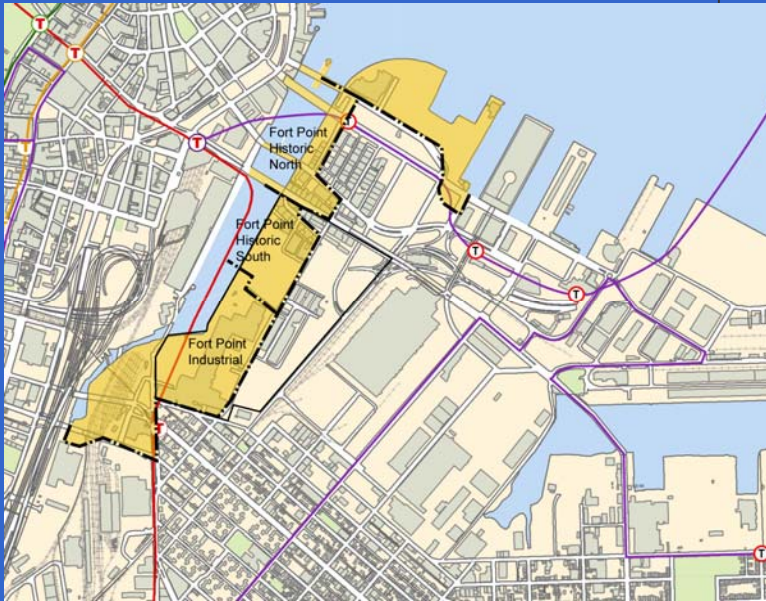
MHP Amendment



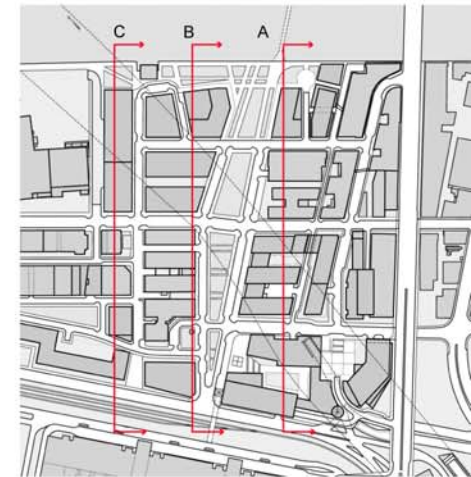
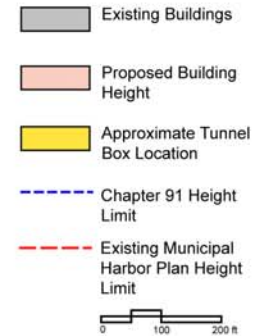
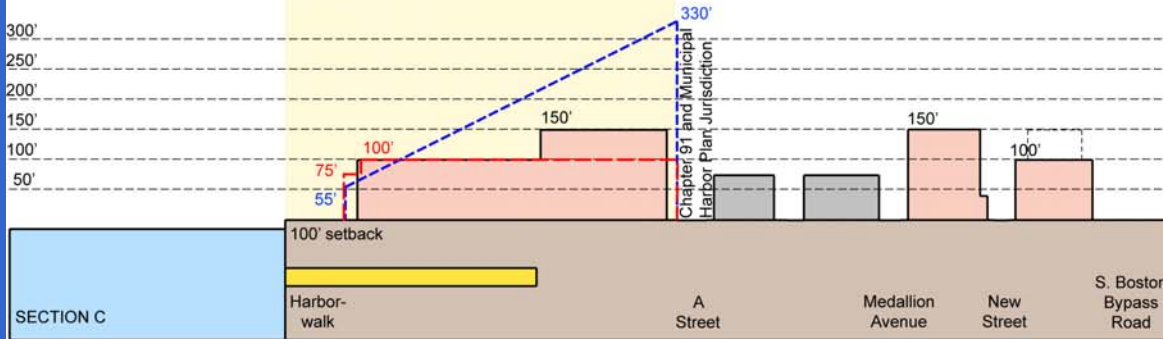
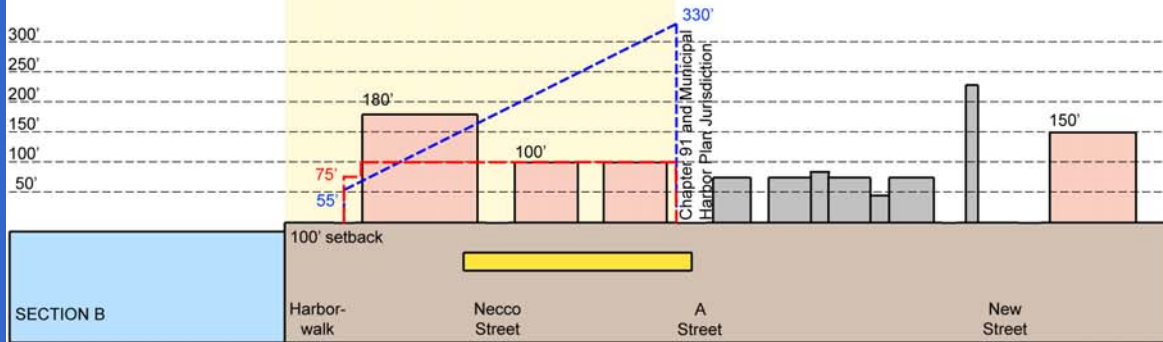
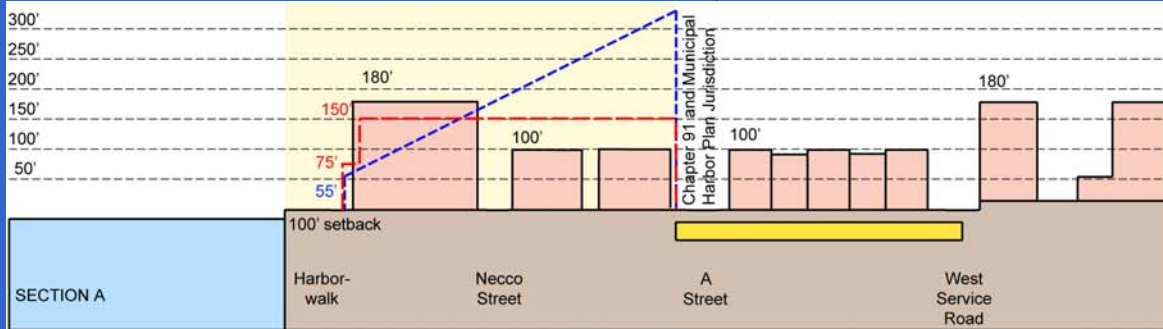
Chapter 91 Height Restriction



2000 MHP Height Restriction



Height Comparison



Open Space Comparison

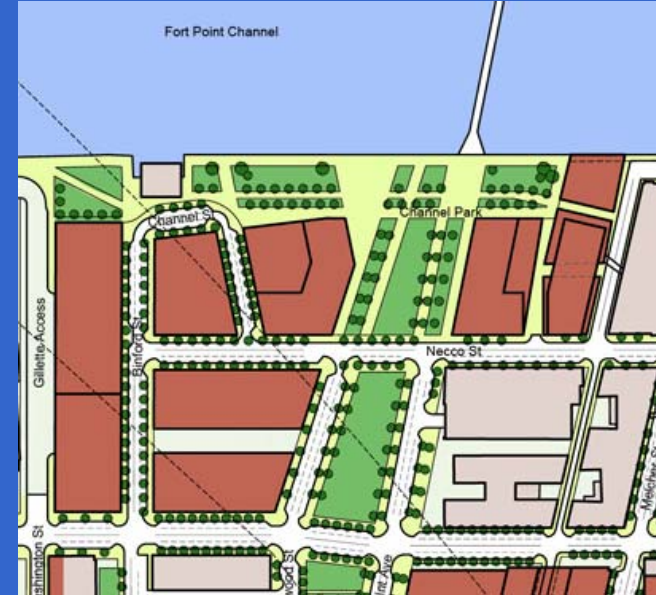
Chapter 91



2000 MHP



2006 MHP Amendment



Open Space:

18 %

36 %

Sidewalks:

23 %

11 %

Streets:

20 %

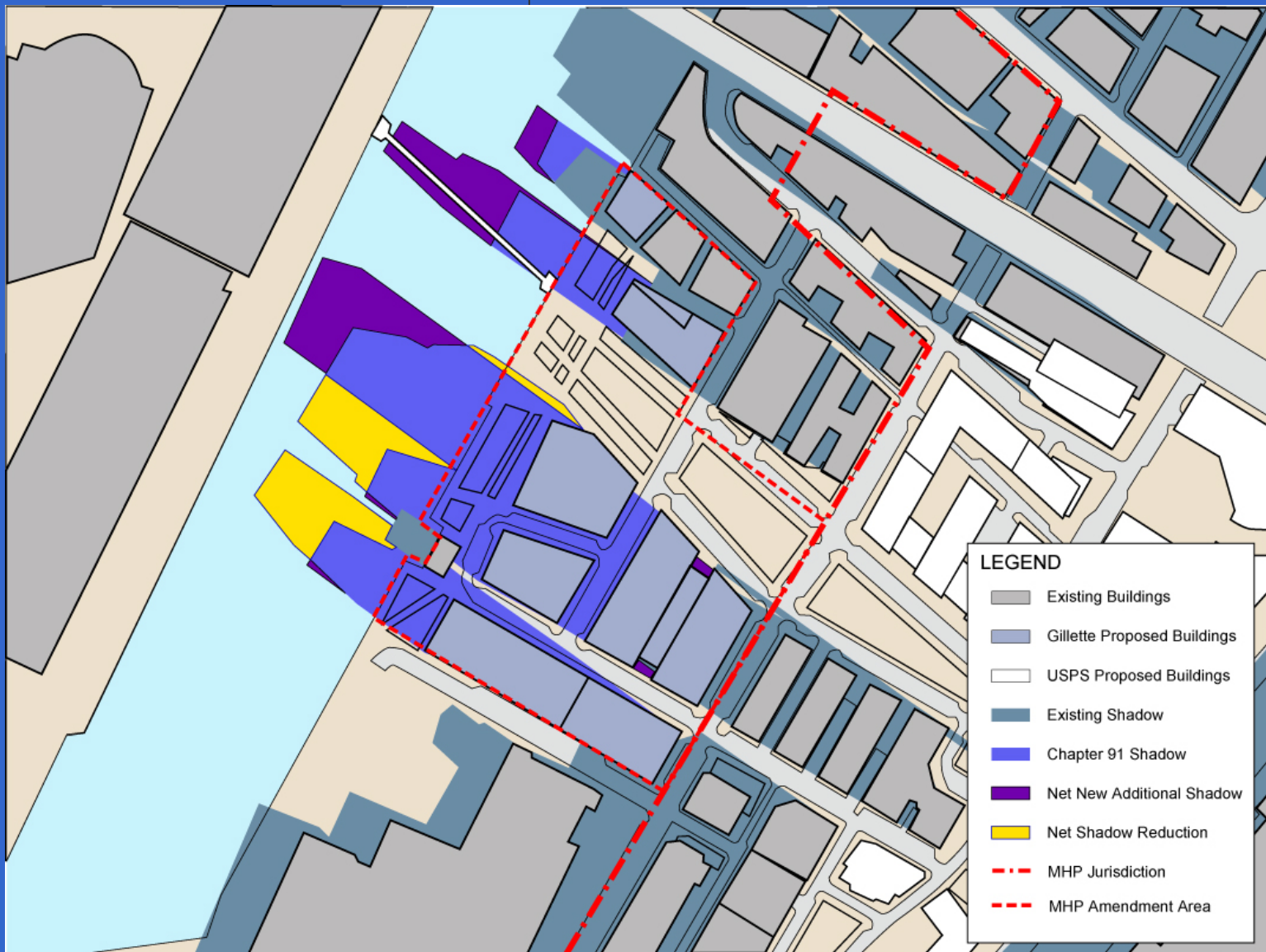
11 %

TOTAL: 50 %

61 %

58 %

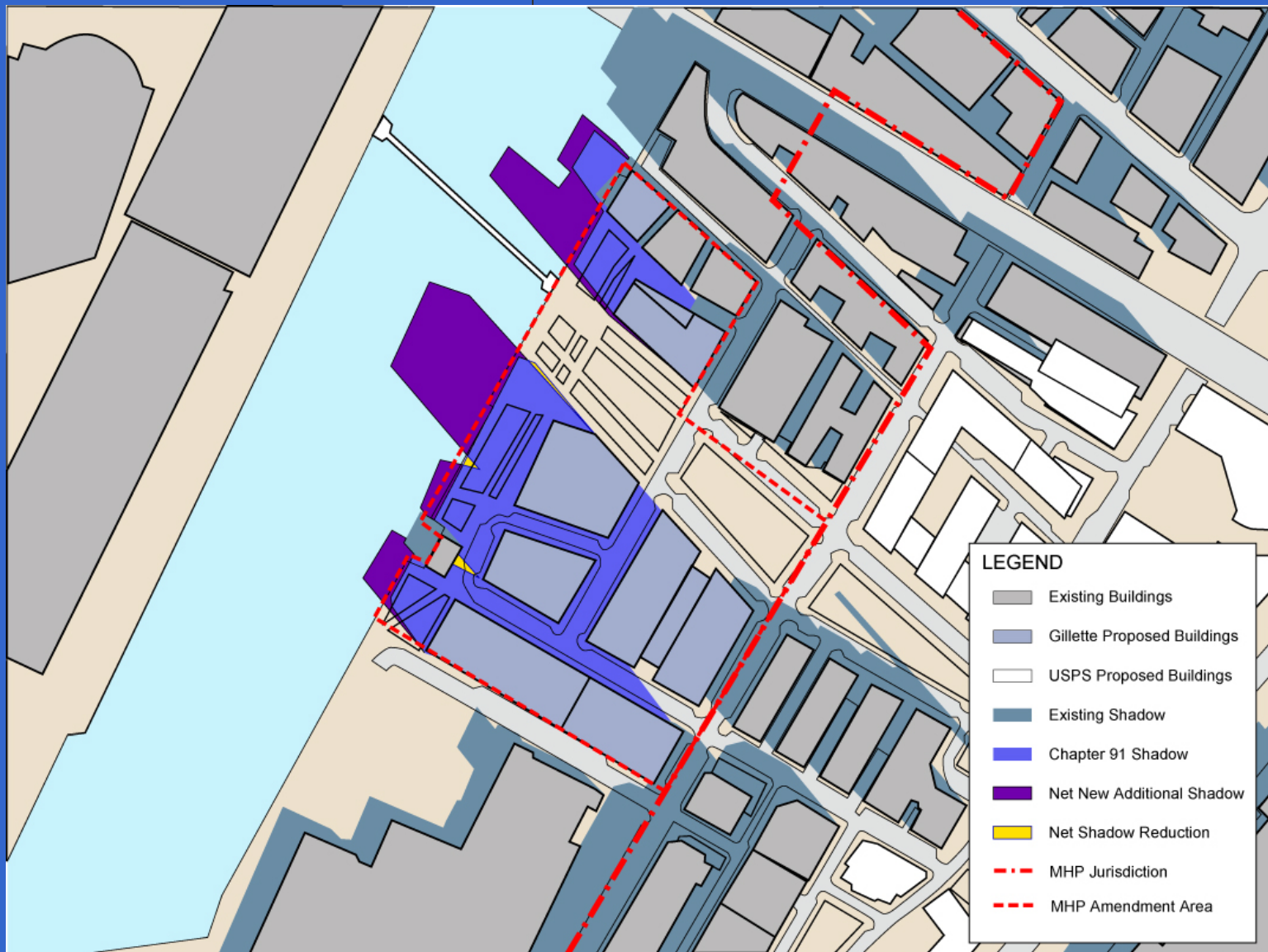




South Boston MHP Amendment
Shadow Study

9 am October 23

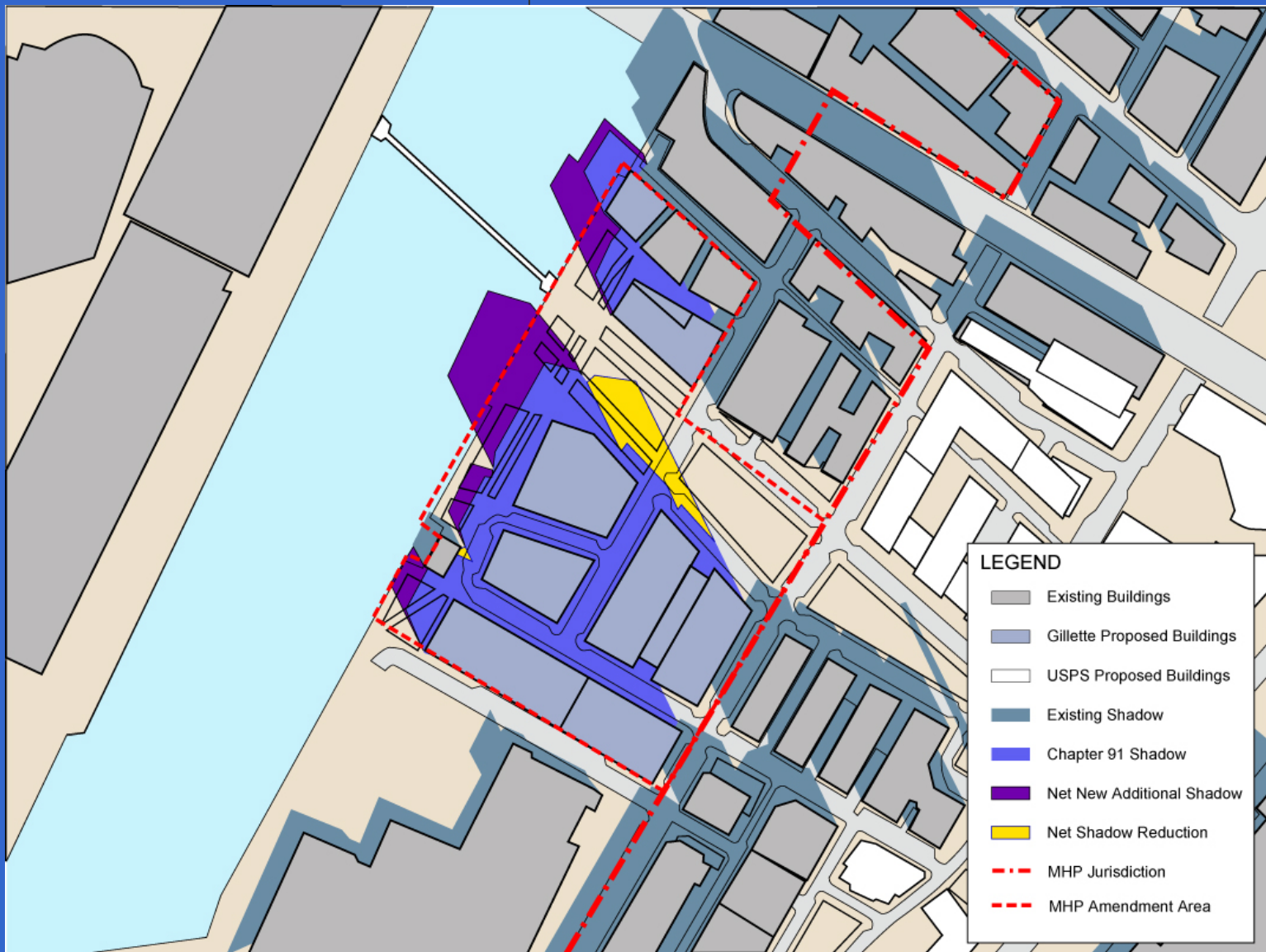




South Boston MHP Amendment
Shadow Study

10 am October 23

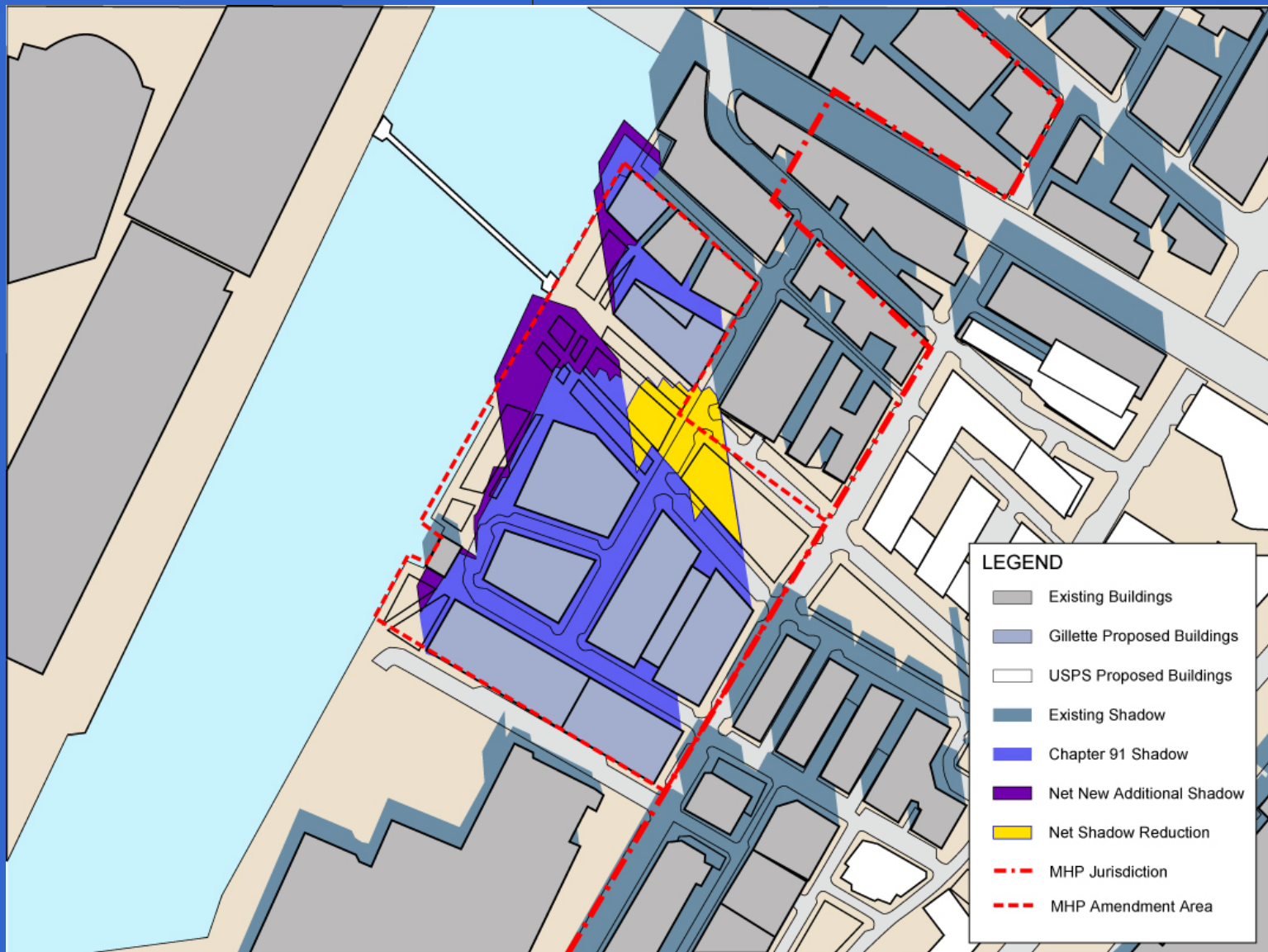




South Boston MHP Amendment
Shadow Study

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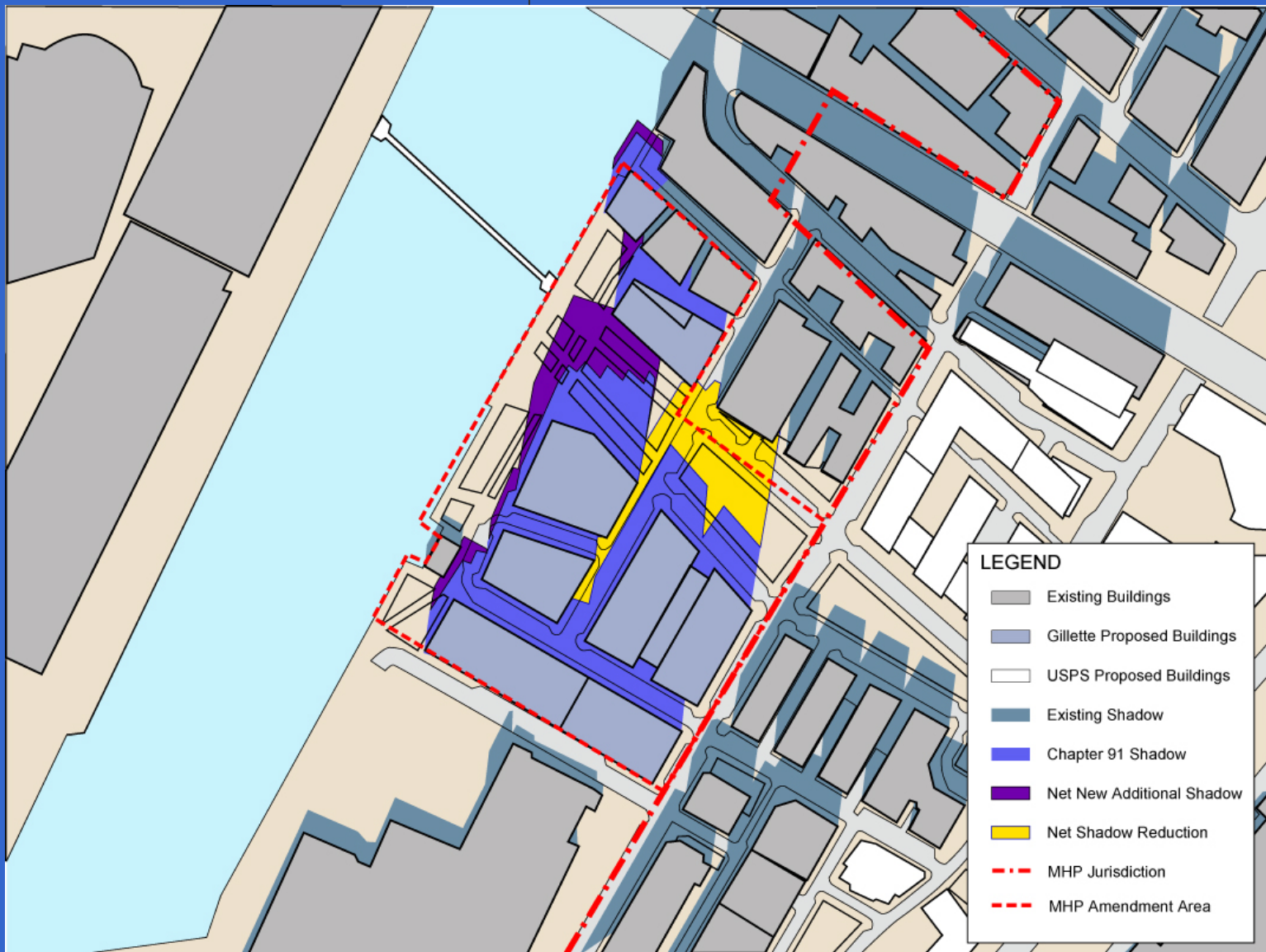




South Boston MHP Amendment
Shadow Study

12 pm October 23

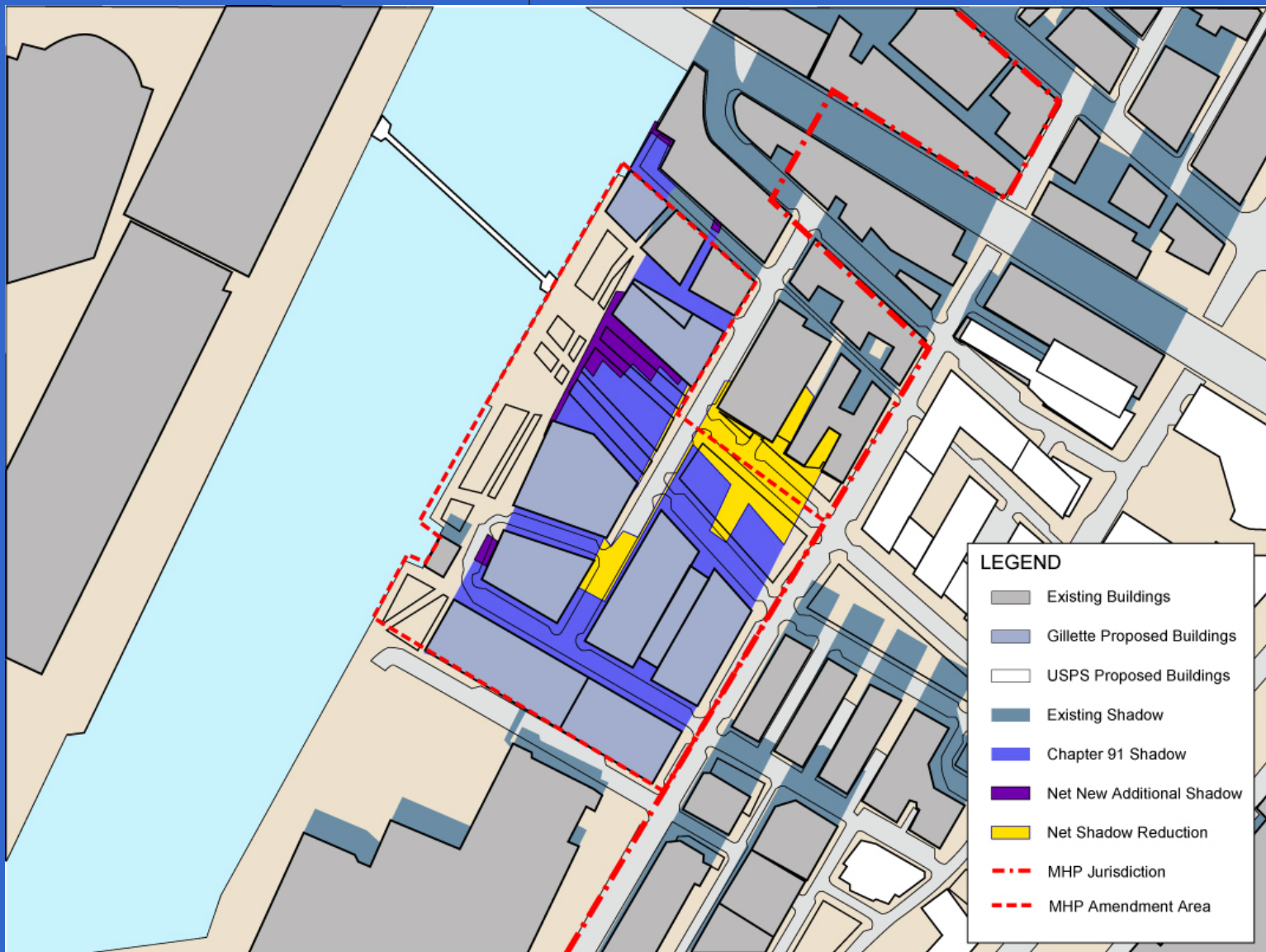




South Boston MHP Amendment
Shadow Study

1 pm October 23

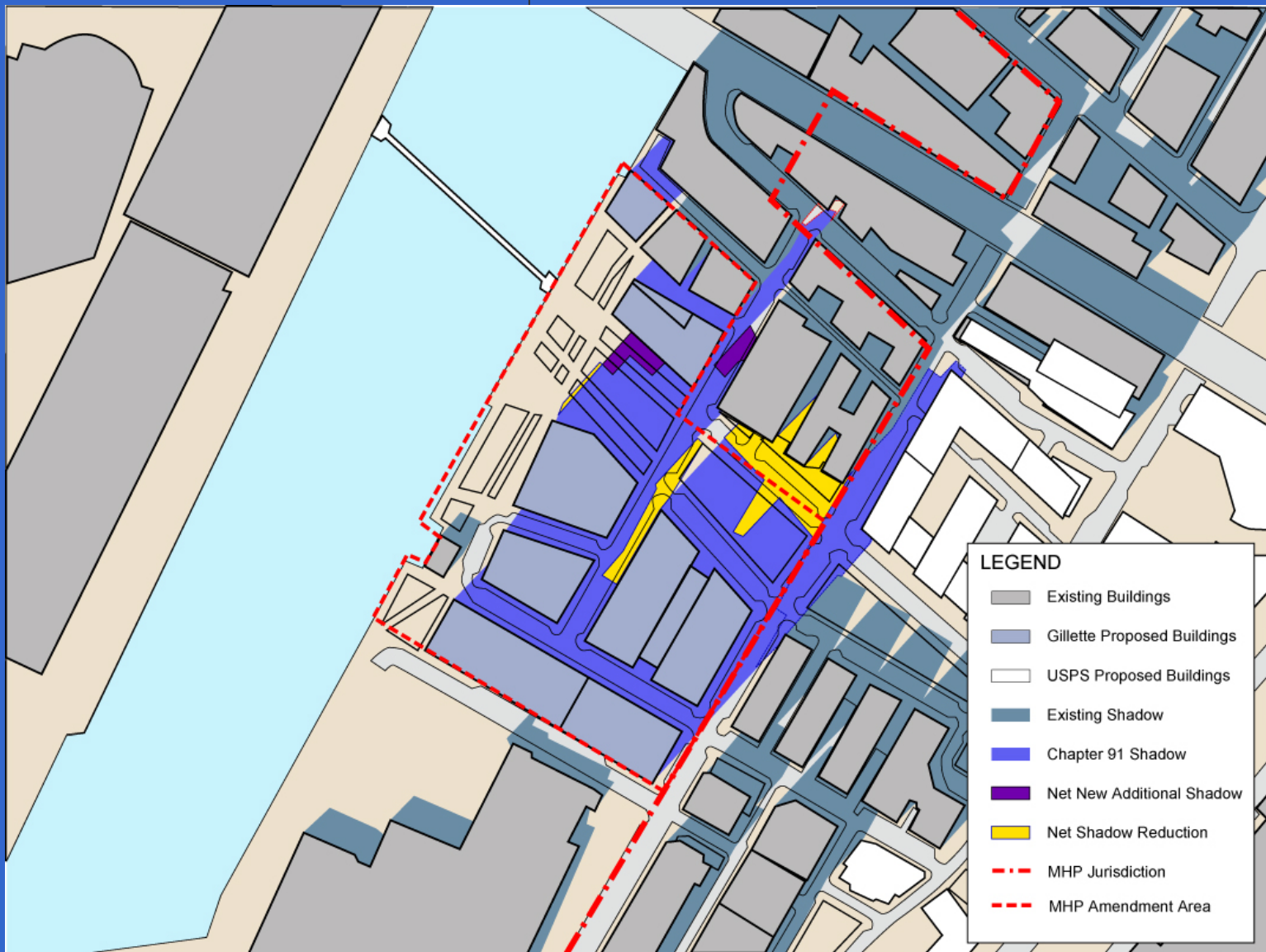




South Boston MHP Amendment
Shadow Study

2 pm October 23

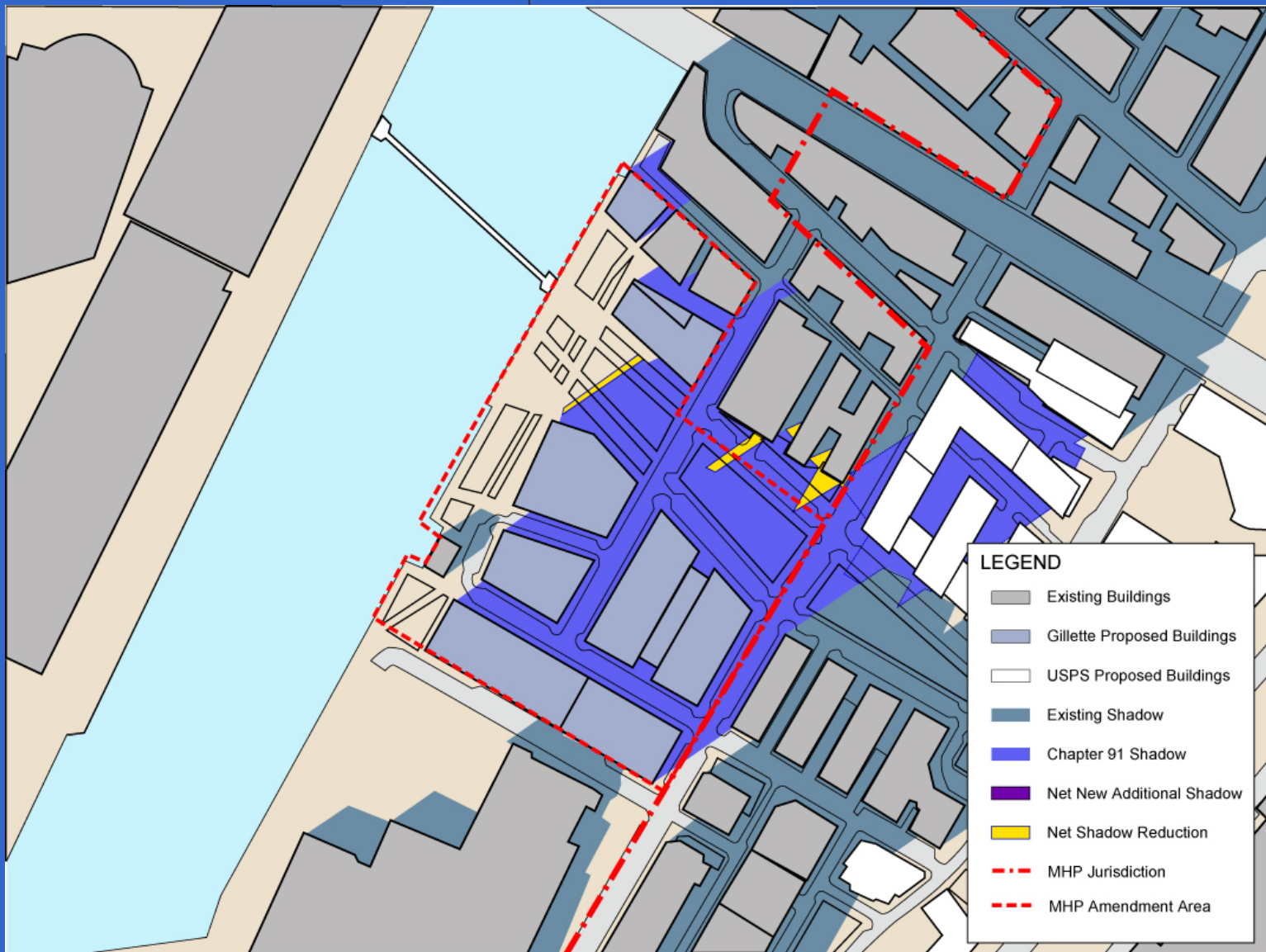




South Boston MHP Amendment
Shadow Study

3 pm October 23

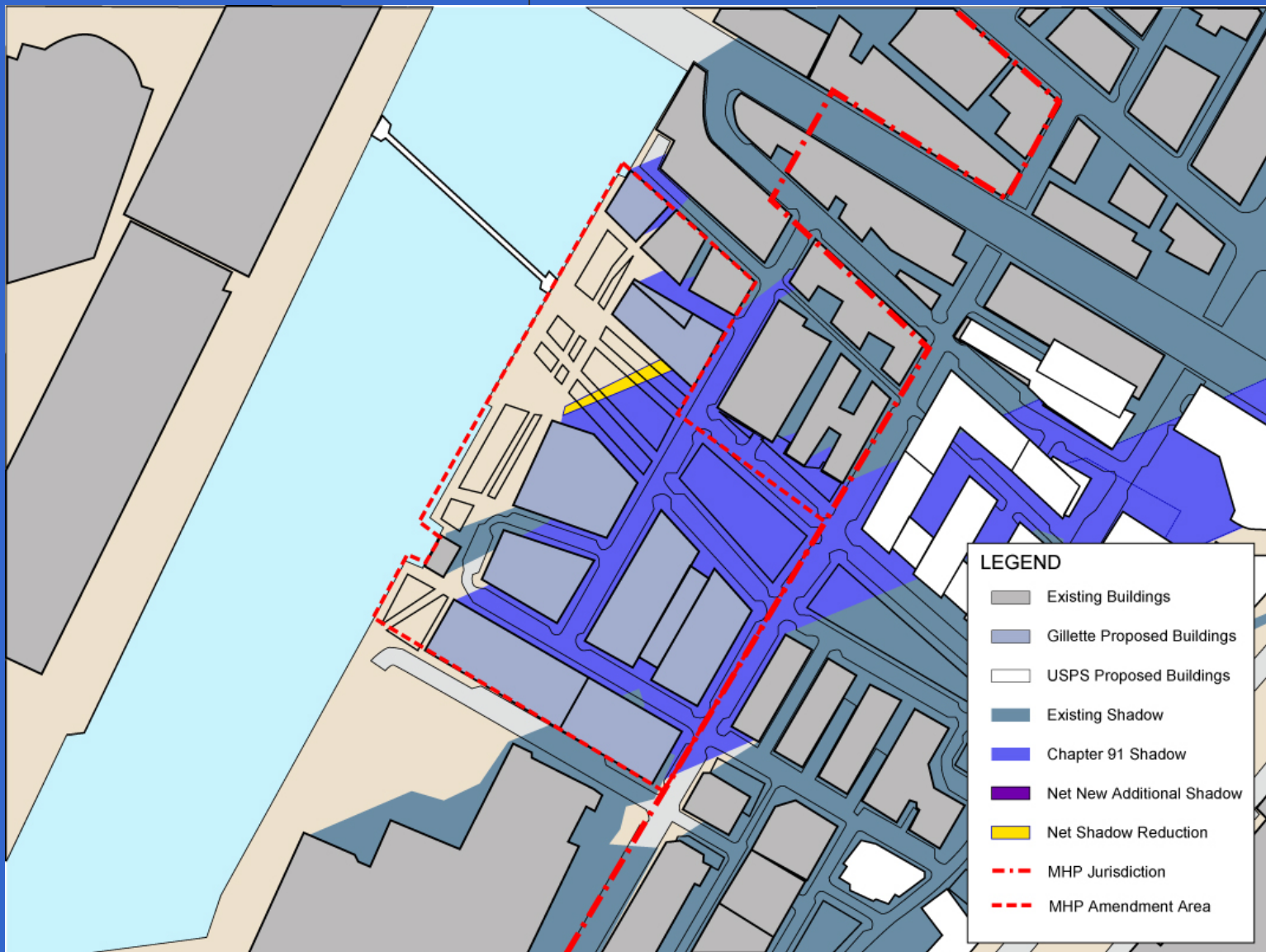




South Boston MHP Amendment
Shadow Study

4 pm October 23





South Boston MHP Amendment
Shadow Study

5 pm October 23



Net Shadow Comparison to Chapter 91: October 23

Net Watersheet Impact	152,291
Net Landside Impact	(79,276)
Total Net Impact	73,015

Net new Shadow:

73,015 sq ft

Open Space Offset:

36,507 sq ft

0.6 acres

Open Space Required:

264,730 sq ft

6.1 acres

Open Space Provided:

308,203 sq ft

7.1 acres

Open Space beyond Requirement:

43,473 sq ft

1.0 acres

1.0 acres > 0.6 acres

Open Space Provided beyond Requirement > Required Open Space Offset



Pedestrian Level Wind Study

-Qualitative Assessment of Pedestrian Level Winds

1. Site Visits
2. Photographic records
3. Evaluation of urban context of the site.
4. Review of the Boston wind climate

- Assessment Categories

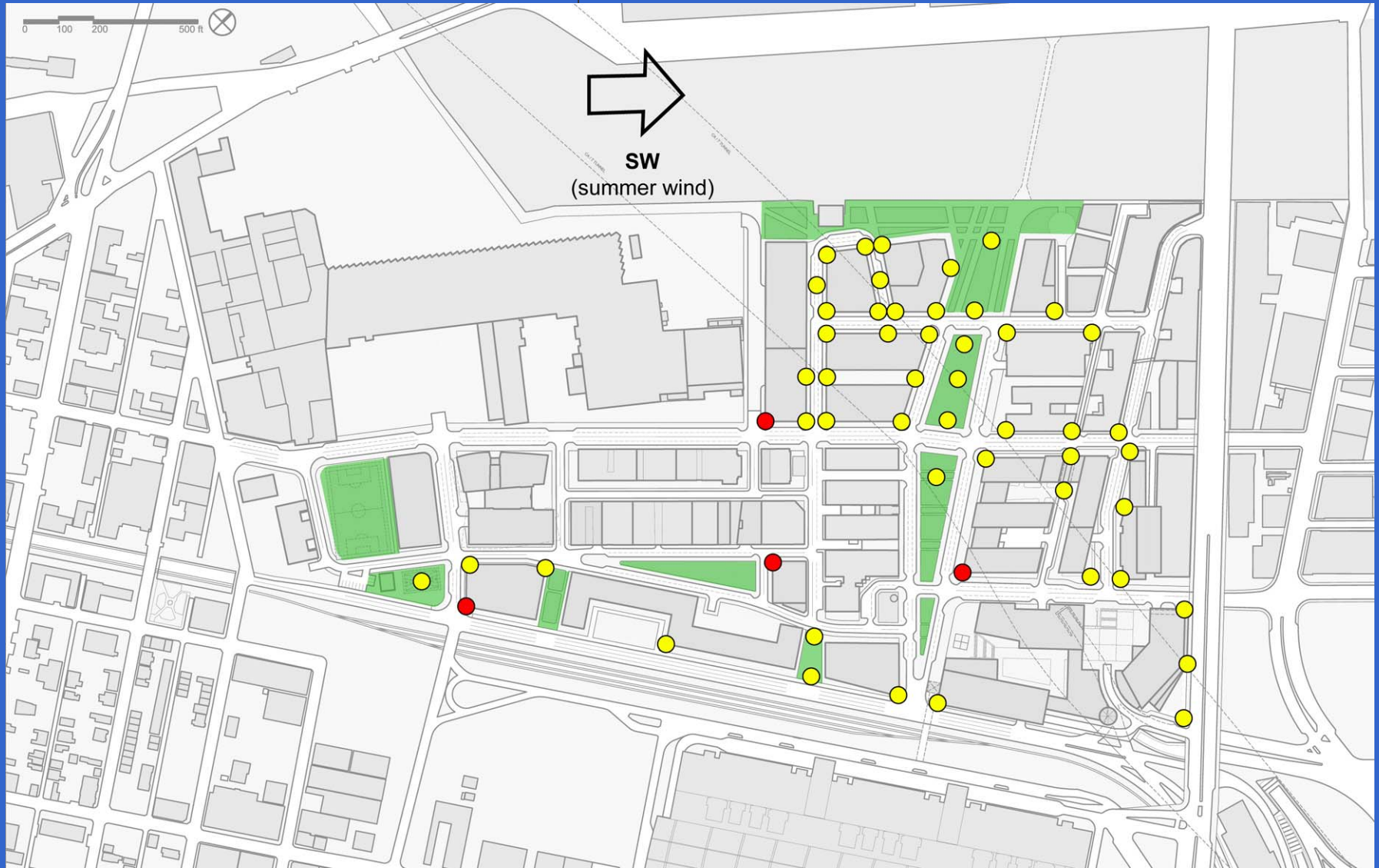
1. Comfortable for Long Periods of Standing or Sitting
2. Comfortable for Short Periods of Standing and Sitting
3. Uncomfortable for Walking
4. Dangerous and Unacceptable



Wind Study- Winter Winds



Wind Study- Summer Winds



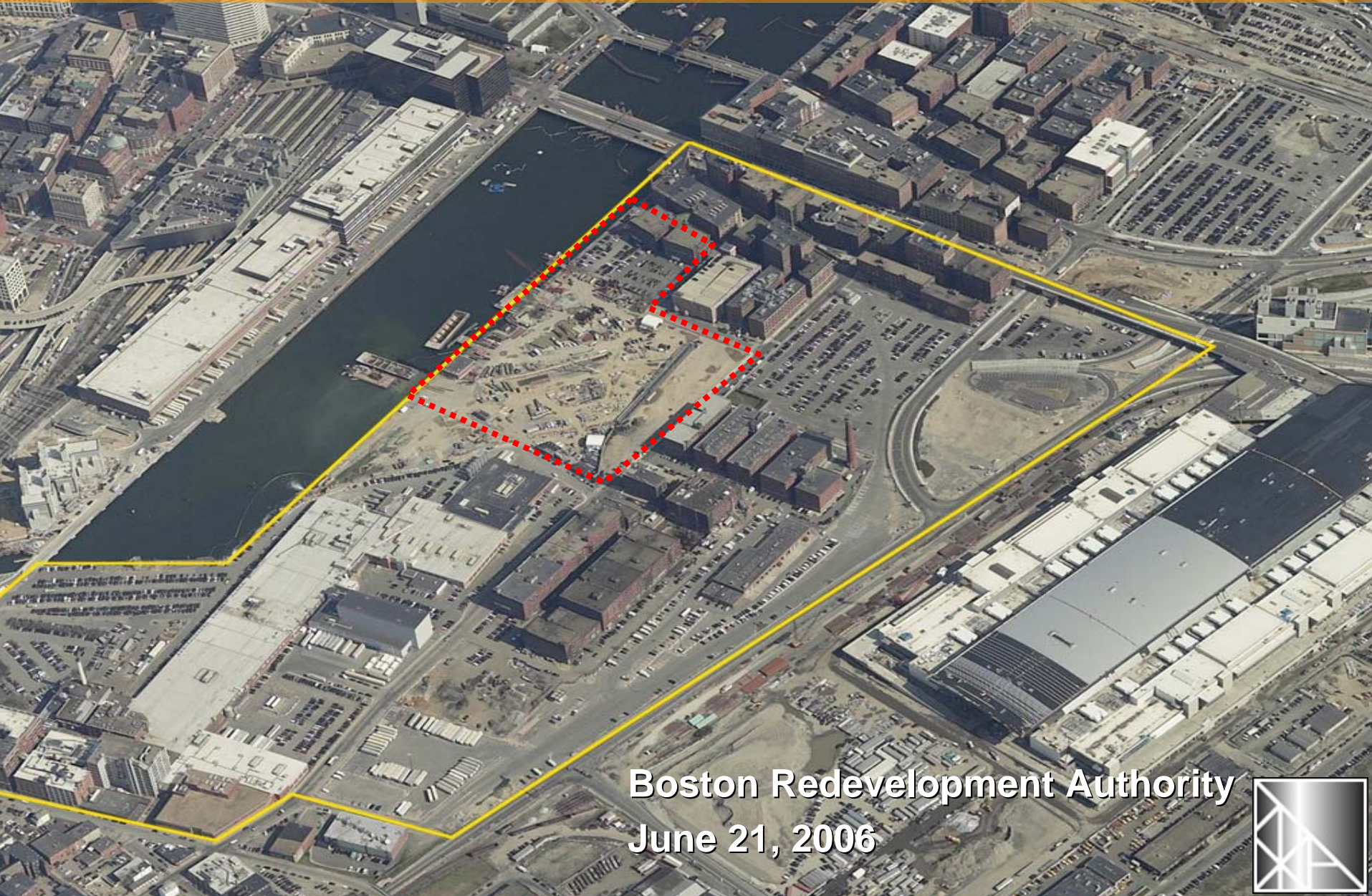
Wind Study- Storm Winds



Wind Study- Annual Winds



South Boston Municipal Harbor Plan Amendment – Fort Point District South



Boston Redevelopment Authority
June 21, 2006

